

STATE OF ALABAMA

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and love and affection, the receipt and sufficiency of which are hereby acknowledged, that, Annie E. Bankenship, the widow of Thurman Blankenship, who died in the year 2001, hereinafter called the "GRANTOR", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Cindy Lee Thomas, hereinafter called "GRANTEE", in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the South ½ of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, in the City of Alabaster, Shelby County, Alabama, more particularly described as follows:

Begin at the SE corner of said 1/4 1/4; thence North along the East boundary of said 1/4 1/4 section 230 feet to a point on the Northerly right of way boundary of 4th Avenue SW; thence turning an angle of 88 Deg. 24 Min. to the left in a Westerly direction along said Northerly boundary 505.0 feet to the point of beginning of tract herein described; thence continue West along said North right of way boundary 160.0 feet to intersection with the Easterly right of way boundary for 10th Street SW; thence turning an angle of 88 Deg. 24 Min. to the right in a Northerly direction along said Easterly right of way boundary 100.00 feet; thence turn in an angle 91 Deg. 36 Min. to the right in an Easterly direction 160.0 feet; thence turning an angle of 88 Deg. 24 Min. to the right in a Southerly direction 100.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

- 1. Taxes for the year beginning October 1, 2002 which constitutes a lien but are not yet due and payable until October 1, 2003.**
- 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.**
- 3. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 190 Page 50; Deed Book 113 Page 197; Deed Book 181 Page 225 and Deed Book 191 Page 202 in Probate Office.**

4. **Right(s)-of-way(s) granted to Shelby County by instrument(s) recorded in Deed Book 72 Page 536 in Probate Office.**
5. **Easement(s) to Southern Natural Gas Co. as shown by instrument recorded in Deed Book 90 Page 467 in Probate Office.**
6. **Encroachment of chain link fence off of the land as shown by the survey of Amos Cory dated August 27, 1997.**
7. **Less and except that part of the land lying within the right of way of 10th Street SW and 4th Avenue SW.**

TO HAVE AND TO HOLD to the said Grantee, in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

The preparer of this instrument did not make any inspection or search of title with regard to this property.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this the 17 day of September, 2003, at Columbiana, Alabama.

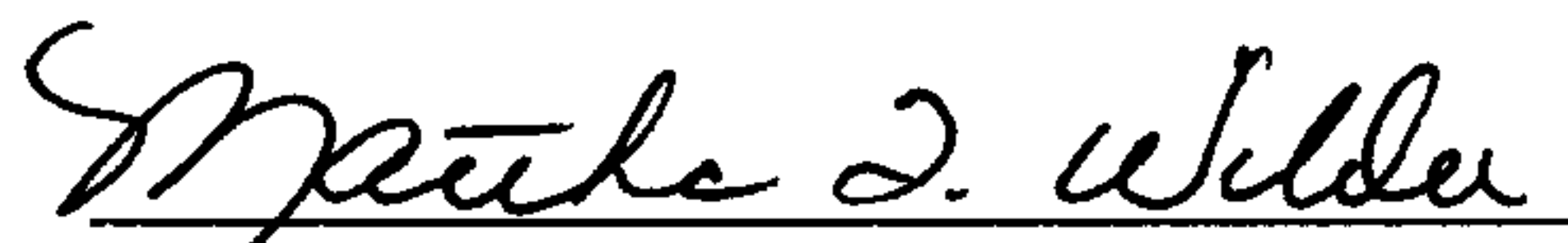
Annie E. Blankenship
Grantor

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGEMENT

I, the undersigned a Notary Public, in and for said County, in said State, hereby certify that ANNIE E. BLANKENSHIP, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of September, 2003.



Notary Public, State at Large

My Commission Expires: 10-6-2004