

SEND TAX NOTICE TO:

Warren K. Bailey  
P. O. Box 43962  
Birmingham, AL 35243

This instrument prepared by:  
Harold H. Goings  
Spain & Gillon, L.L.C.  
2117 Second Avenue North  
Birmingham, Alabama 35203

**WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Roland Fleming and wife, Regina Fleming**, (herein referred to as "Grantors") do grant, bargain, sell and convey unto **Warren K. Bailey** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

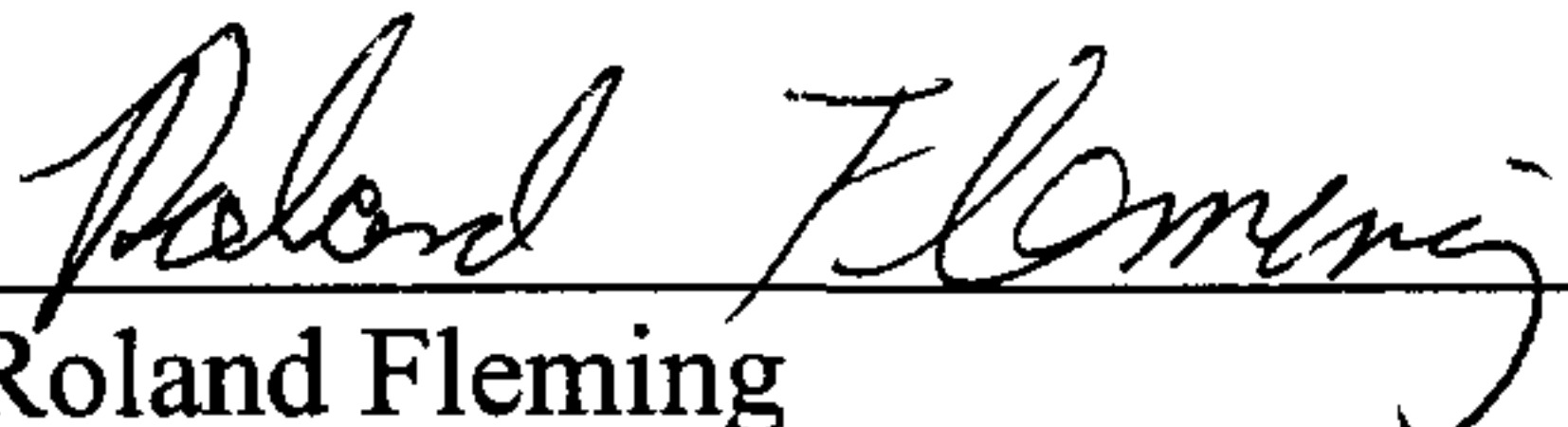
1. 2004 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

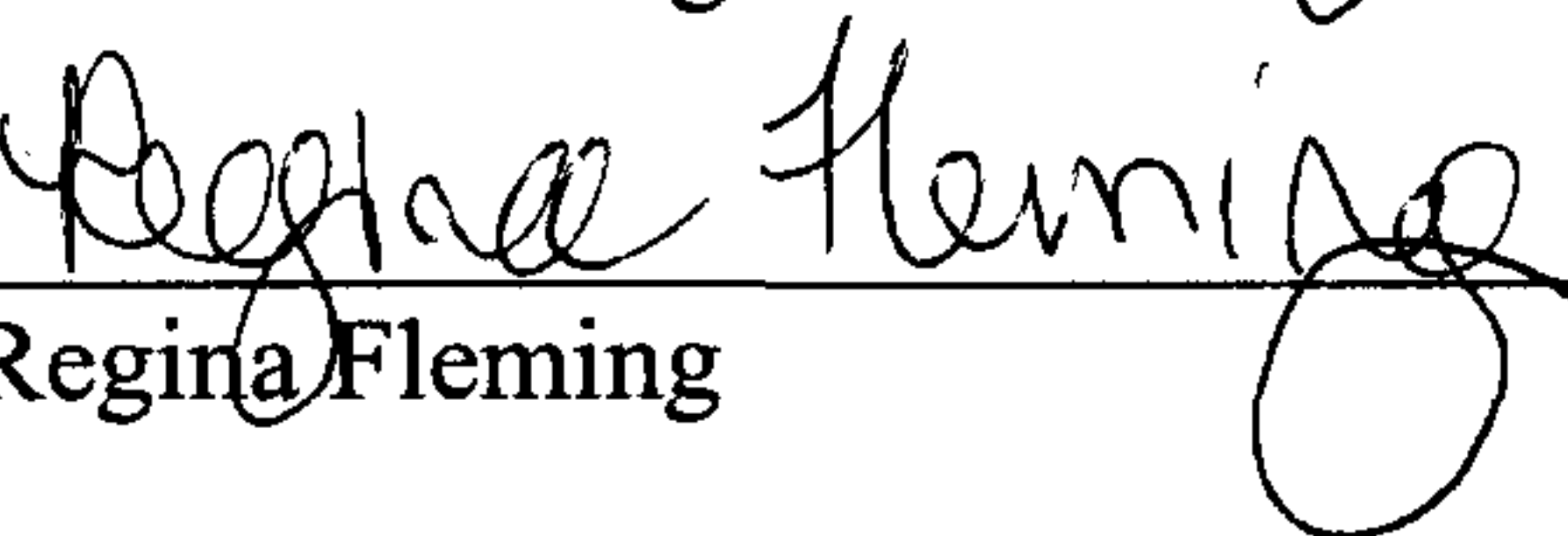
\$100,000.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and assigns covenant with the said Grantee, his heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
this the 30th day of December, 2003.

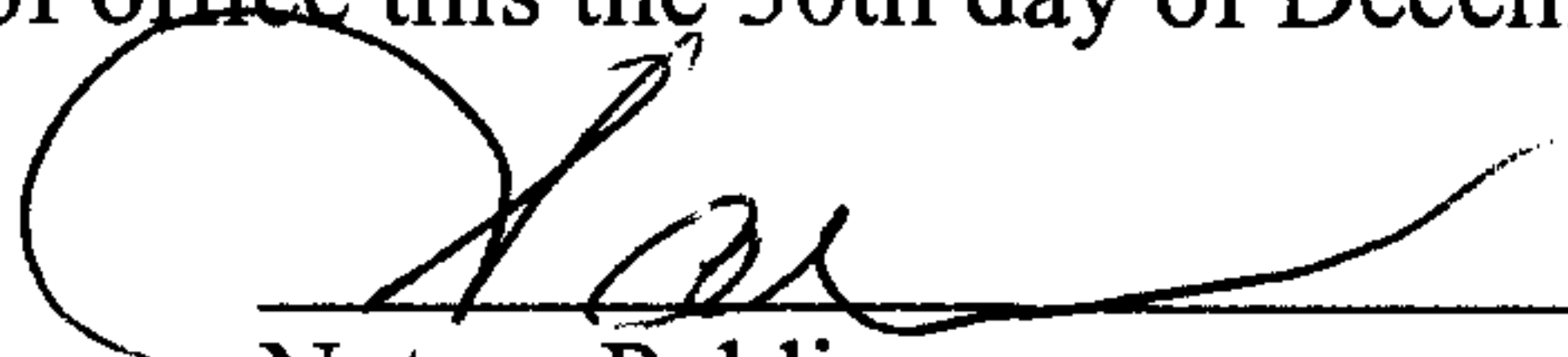
  
\_\_\_\_\_  
Roland Fleming

  
\_\_\_\_\_  
Regina Fleming

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roland Fleming and Regina Fleming, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 30th day of December, 2003.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8/29/07

**EXHIBIT "A"**

**A part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 18 South, Range 1 East, more particularly described as follows:**

**Begin at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  Section 4, Township 18 South, Range 1 East; proceed North along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 354.78 feet to the centerline of Shelby County Highway 41 (Dunavant Road); turn an angle to the right of 77 degrees 53 minutes 25 seconds to the chord of a curve to the left having a radius of 3,604.24 feet, a central angle of 4 degrees 34 minutes 55 seconds and a chord length of 288.16 feet; proceed along said curve a distance of 288.24 feet; turn an angle to the right of 103 degrees 56 minutes 32 seconds from said chord a distance of 423.20 feet; turn an angle to the right of 89 degrees 49 minutes 19 seconds a distance of 268.12 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**