

Send Tax Notice To:

EDWIN B LUMPKIN JR.

100 Metro Parkway  
Pellham, AL 35124



20041221000695250 Pg 1/2 114.00  
Shelby Cnty Judge of Probate, AL  
12/21/2004 11:37:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )

### KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **ONE HUNDRED THOUSAND and NO/00 (\$100,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**URRUTIA INC. AN ALABAMA CORPORATION**

grant, bargain, sell and convey unto,

**EDWIN B LUMPKIN JR.**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 17<sup>TH</sup> day of December, 2004

URRUTIA, INC.

  
GENTRY SHOWS AS PRESIDENT

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

GENTRY SHOWS AS PRESIDENT OF URRUTIA, INC.

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 official seal this 17<sup>TH</sup> day of December, 2004.

  
Notary Public

My Commission Expires: 10-16-08

EXHIBIT "A"  
LEGAL DESCRIPTION

That part of the Northwest Quarter of Section 28, Township 21 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:  
Commence at the Northwest corner of said Section and run Southerly along the West line of said Section for a distance of 1785.47 feet to the point of beginning; thence continue along last described course for a distance of 151.71 feet; thence turn an interior angle of 92 degrees 00 minutes 56 seconds to the right and run in a Southeasterly direction for a distance of 397.09 feet to a point on the Westerly right of way line of U.S. Highway 31; thence turn an interior angle of 72 degrees 47 minutes 48 seconds to the right and run in a Northwesterly direction along said right of way line for a distance of 158.69 feet; thence turn an interior angle of 107 degrees 12 minutes 30 seconds to the right and run in a Northeasterly direction leaving said right of way line for a distance of 355.49 feet to the point of beginning.  
Situated in Shelby County, Alabama.