

Send Tax Notice To:

EDWIN B. LUMPKIN, JR.

100 Metro Parkway  
Bellevue AL 35724

20050217000079020 Pg 1/1 511.00  
Shelby Cnty Judge of Probate, AL  
02/17/2005 15:15:00 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 **FIVE HUNDRED THOUSAND and NO/00 (\$500,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**WACHOVIA S. B. A. LENDING INC.**

grant, bargain, sell and convey unto,

**EDWIN B. LUMPKIN, JR.**

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

A parcel of land located in the NE ¼ of the SW ¼ of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the NW ¼ of the Se ¼ of said Section 28, Township 19 South, Range 1 East, and run in a westerly direction 976.40 feet along the North line of said ¼ - ¼ section to a point on the South right of way line of U.S. Highway #280; thence turn an angle of 6 degrees 06 minutes left and run in a westerly direction along the South right of way line of said highway for a distance of 858.99 feet to the point of beginning of the parcel herein described; thence turn an angle of 83 degrees 51 minutes left and run in a Southerly direction 574.13 feet; thence turn an angle of 90 degrees 07 minutes left and run in an Easterly direction for a distance of 200.00 feet; thence turn an angle of 89 degrees 53 minutes left and run in a northerly direction for a distance of 595.27 feet to a point on the South right of way line of said U.S. Highway #280; thence turn an angle of 96 degrees 09 minutes left and run in westerly direction along said South right of way line for 201.16 feet to the point of beginning.

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.

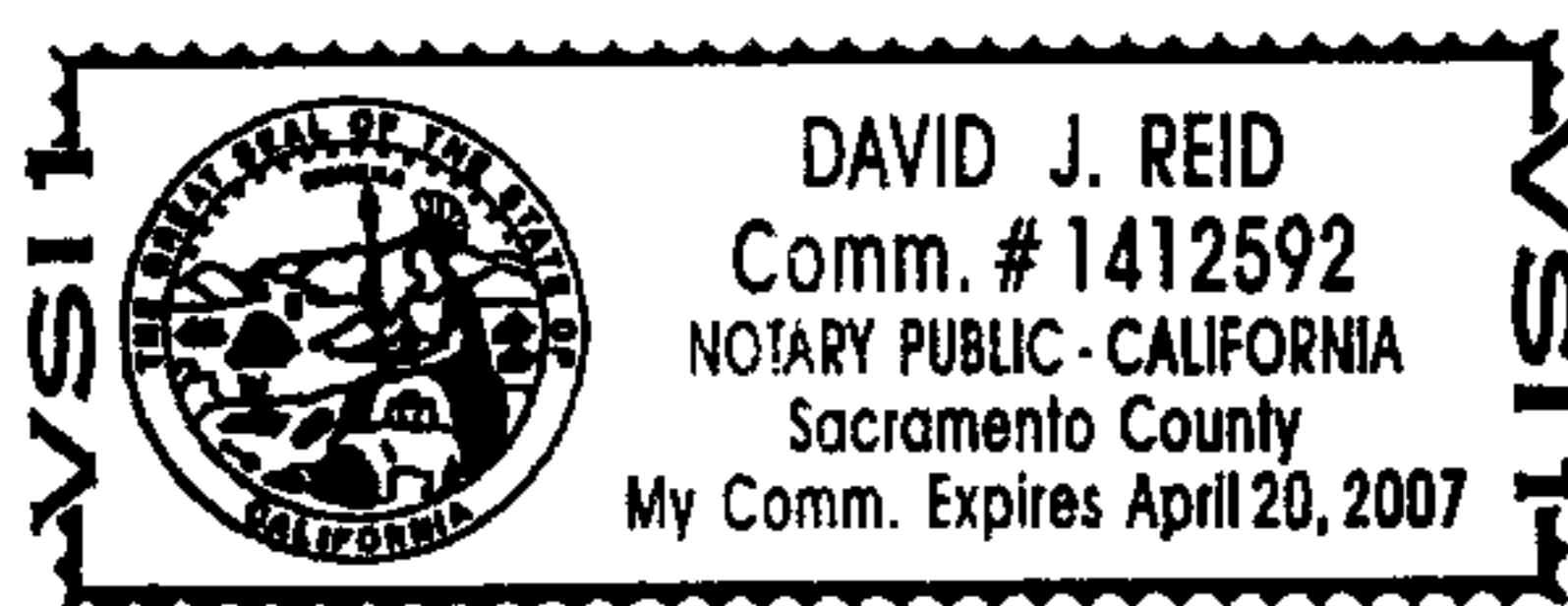
Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$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 14<sup>TH</sup> day of February, 2005



WACHOVIA S. B. A. LENDING INC.

TIM WILLIAMS AS AVP

STATE OF CALIFORNIA  
PLACER COUNTY

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

TIM WILLIAMS AS ASSISTANT VICE PRESIDENT OF WACHOVIA S. B. A. LENDING 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 15<sup>TH</sup> day of February, 2005.

Notary Public

My Commission Expires: 4/20/07

