

\$10.00

SEND TAX NOTICE TO:

(Name) Columbiana Properties, L.L.C.
c/o Samuel W. Sharp
(Address) Engel Realty Company, Inc.
One Highland Place, Suite 100
Post Office Box 187
Birmingham, Alabama 35201-0187

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 (\$1.00) Dollar to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Frank C. Ellis, Jr. and wife, Diane B. Ellis, (hereinafter referred to as grantor, whether one or more), grant, bargain, sell and convey unto Columbiana Properties, L.L.C., an Alabama Limited Partnership, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in a portion of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a rebar found purported to be the Southwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North along the West line of said 1/4-1/4 Section for 448.44 feet to the POINT OF BEGINNING; thence continue North along the last described course for 385.74 feet to a point on the Southeasterly right-of-way of Alabama Highway No. 25 Bypass; thence with an angle right of 64 deg. 20 min. 38 sec., proceed in a Northeasterly direction along the Southeasterly right-of-way of Alabama Highway No. 25 Bypass for 370.00 feet to a point; thence with an angle right of 90 deg. 00 min. 00 sec., proceed in a Southeasterly direction for 347.71 feet to a point; thence with an angle right of 90 deg. 00 min. 00 sec., proceed in a Southwesterly direction parallel to said Southeasterly right-of-way of Alabama Highway No. 25 Bypass for 537.01 feet to the POINT OF BEGINNING.

Said parcel containing 3.62 acres.

10/11/1995-28968
04:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DNC MCB 12:00

Inst # 1995-28968

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, successors and administrators covenant with the said GRANTEE, its successors 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, successors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals this 25th day of July, 1995.



Frank C. Ellis, Jr.

(SEAL)



Diane B. Ellis

(SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr. and wife, Diane B. Ellis, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 1995.



Notary Public

Corley, Moncus? WARD, P.C.
Suite 650
2100 Southbridge Parkway
Birmingham, AL 35209

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