

This form furnished by:

Cahaba Title, Inc.

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(205) 833-1571

This instrument was prepared by:

(Name) Rodney Denman
(Address) 2160 Hwy. 31S
Pelham, Al. 35124

Send Tax Notice to:

(Name) Denman Builders, Inc.
(Address) 2160 Hwy. 31S.
Pelham, Al. 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred dollars and other considerations (\$500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Christopher R. Holler and wife Kimberlee N. Holler

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Denman Builders, Inc.

therein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Attached Exhibit A

Subject to:

1. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a current use assessment. (See 1975 Code of Alabama Section 40-7-25.3).
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 82 page 252 in Probate Office, as amended by the Amendment to Declaration of Covenants, Conditions, Restrictions and Rights to be recorded.
3. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Real 87 page 184 in Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell by instrument(s) recorded in Real 92 page 992 in Probate Office.
5. Non-exclusive easement for ingress and egress as set out in Real 211, page 194 and Real 214 page 422 in Probate Office.
6. Rights of others to use access easements as set out in the attached Exhibit A.
7. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

**THE PREPARER OF THIS DOCUMENT
HAS NOT EXAMINED TITLE TO THE
PROPERTY DESCRIBED HEREIN AND
MAKES NO CERTIFICATION AS TO
TITLE.**

All of the above recited consideration was paid from a mortgage loan closed 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hands and seals this 30 day of May, 19 96

Kimberlee N. Holler (Seal)

Christopher R. Holler (Seal)

____ (Seal)

07/08/1996-21789
03:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, Gerry C. Bator a Notary Public in and for said County in said State, hereby certify that Christopher R. Holler and Kimberlee N. Holler

whose name(s) 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, executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 30th day of May, 19 96

F. A. 11/96
My Commission Expires:

Gerry C. Bator
Notary Public

Inst # 1996-21789

07/08/1996-21789
03:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Commence at the NW corner of Section 21, Township 20 South, Range 2 West; thence run South 89 deg. 31 min. 35 sec. East along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right of way of CSX Transportation Railroad (100 foot Right of Way); thence South 40 deg. 29 min. 31 sec. West along said right of way a distance of 69.88 feet to the Point of Beginning; thence South 65 deg. 32 min. 50 sec. West and leaving said right of way a distance of 651.47 feet; thence South 22 deg. 14 min. 19 sec. West a distance of 214.07 feet; thence South 49 deg. 31 min. 14 sec. East a distance of 208.84 feet to said northwesterly right of way of CSX Railroad; thence North 40 deg. 29 min. 31 sec. East along said right of way a distance of 793.42 feet to the Point of Beginning. being situated in Shelby County, Alabama.

60 FOOT INGRESS/EGRESS EASEMENT

Commence at the NW corner of Section 21, Township 20 South, Range 2 West; thence run South 89 deg. 31 min. 35 sec. East along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right of way of CSX Transportation Railroad (100 foot Right of Way); thence South 40 deg. 29 min. 31 sec. West along said right of way a distance of 1072.16 feet; thence North 49 deg. 29 min. 41 sec. West a distance of 208.69 feet to the point of beginning of the southwesterly boundary of a 60 foot easement for ingress and egress lying along 60 feet to the northeast of and parallel to said southwesterly boundary; thence continue along the last described course a distance of 291.27 feet to the southeasterly right of way of Bent Rail Lane (60 foot Right of Way) and the end of said easement.

15 FOOT INGRESS/EGRESS EASEMENT

Commence at the NW corner of Section 21, Township 20 South, Range 2 West; thence run South 89 deg. 31 min. 35 sec. East along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right of way of CSX Transportation Railroad (100 foot Right of Way); thence South 40 deg. 29 min. 31 sec. West along said right of way a distance of 1072.16 feet; thence North 49 deg. 29 min. 41 sec. West a distance of 208.69 feet to the Point of Beginning of the southeasterly boundary of a 15 foot easement for ingress and egress lying along 15 feet to the northwest of and parallel to said southeasterly boundary; thence North 40 deg. 26 min. 55 sec. East along said southeasterly boundary a distance of 208.76 feet to the end of said easement.

30 FOOT INGRESS/EGRESS EASEMENT

Commence at the NW corner of Section 21, Township 20 South, Range 2 West; thence run South 89 deg. 31 min. 35 sec. East along the northerly boundary of said section a distance of 386.86 feet to the northwesterly right of way of CSX Transportation Railroad (100 foot Right of Way); thence South 40 deg. 29 min. 31 sec. West along said right of way a distance of 1072.16 feet; thence North 49 deg. 29 min. 41 sec. West a distance of 208.69 feet to the point of beginning of the northwesterly boundary of a 30 foot easement for ingress and egress lying along 30 feet to the southeast of and parallel to said northwesterly boundary; thence North 40 deg. 26 min. 55 sec. East along said northwesterly boundary a distance of 208.76 feet to the end of said easement.