

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND & NO/100---- (\$200,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Betty Jo Cox, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto BRS Excavating, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract A:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows; Begin at the Southwest corner of said 1/4-1/4 section, thence run East along the South 1/4-1/4 line 583.76 feet; thence turn left 75 deg. 09 min. 09 sec. and run Northeast 314.90 feet; thence turn left 105 deg. 46 min. 51 sec. and run West 50.0 feet; thence turn right 90 deg. 00 min. 00 sec. and run North 82.32 feet; thence turn left 89 deg. 08 min. 45 sec. and run West 563.87 feet; thence turn right 88 deg. 56 min. 07 sec. and run North 56.87 feet; thence turn left 88 deg. 48 min. 37 sec. and run West 55.84 feet; thence turn left 91 deg. 02 min. 52 sec. and run South 442.08 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$475,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2627 Scurlock Road, Helena, Alabama 35080
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 have hereunto set my hand and seal, this 5th day of March, 1997.

Betty Jo Cox

Betty Jo Cox
Inst # 1997-08313

(SEAL

03/18/1997-08313
01:48 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Jo Cox, a single individual whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March A.D., 1997

[Signature]
Notary Public

CLERK OF THE COURT
MY COM. EXPIRES 12/31/99

Inst # 1997-08313