

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Cambrian Ridge, LLC
Post Office Box 9
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1997-10697

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten Thousand and No/100 Dollars (\$10,000.00), and other good and valuable consideration, paid to the undersigned grantor, Wayne M. Ellison, a married man ("Grantor"), by Cambrian Ridge, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West; thence South 00 deg. 00 min. 43 sec. West along the Westerly boundary of said 1/4 1/4 Section a distance of 420.44 feet to the intersection of said 1/4 1/4 boundary line and the Southwesterly right of way line of Shelby County Highway No. 35 (right of way varies), said point being the point of beginning; thence continue along the last described course a distance of 329.97 feet; thence South 89 deg. 53 min. 22 sec. East a distance of 17.25 feet to the Southwesterly right of way line of said highway, said point lying on a curve to the left having a radius of 1183.24 feet and a central angle of 16 deg. 03 min. 13 sec., said curve being non-tangent to the last described course; thence along said right of way line and the arc of said curve a distance of 331.53 feet, said arc subtended by a chord which bears North 02 deg. 58 min. 50 sec. West a distance of 330.45 feet to the end of said arc, said point being the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Easement(s) to Colonial Pipeline Co. as shown by instrument recorded in Deed Book 268, at Page 458, and Deed Book 220, at Page 657, if the Office of the Judge of Probate of Shelby County, Alabama; (3) Condemnation for widening of Highway No. 35 as set out in Case No. 19-278 by Instrument #1993-3442 in the Office of the Judge of Probate of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.

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

And Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

04/07/1997-10697
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00
002 ME.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the

31st day of March, 1997.

WITNESSES:

Wayne M. Ellison
Wayne M. Ellison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne M. Ellison, a married man, 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 seal this 31st day of March, 1997.

[Signature]
Notary Public

My Commission Expires: 5/23/99

Inst # 1997-10697

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04/07/1997-10697
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 21.00