

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 ONE HUNDRED TEN THOUSAND & NO/100---- (\$110,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Ann T. Elliott, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ready, Set, Grow, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

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


\$88,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: P. O. Box 103, Chelsea, Alabama 35043.

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 12th day of December, 1997.

  
Ann T. Elliott (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann T. Elliott, 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 12th day of December A.D., 1997

  
Notary Public

MY COMMISSION EXPIRES  
3/5/99

Inst # 1997-40744

12/15/1997-40744  
12:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 33.00

SCHEDULE A, CONTINUED  
LEGAL DESCRIPTION

TRACT I:

The North 190.0 feet of the West 210.0 feet of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of said 1/4-1/4 Section and run Southerly along the West line of said 1/4-1/4 Section 190.0 feet; thence turn 91 degrees 10 minutes 30 seconds left and run Easterly 210.0 feet; thence turn 88 degrees 49 minutes 30 seconds left and run Northerly 190.0 feet to the North line of said 1/4-1/4 Section; thence turn 91 degrees 10 minutes 30 seconds left and run Westerly 210.0 feet to the point of beginning.

TRACT II:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run Southerly along the West line of said 1/4-1/4 Section 210.0 feet; thence turn 91 degrees 10 seconds 30 seconds left and run Easterly 210.0 feet to the point of beginning; thence continue along the same course 210.0 feet; thence turn 88 degrees 49 minutes 30 seconds left and run Northerly 210.0 feet to a point on the North line of said 1/4-1/4 Section; thence turn 91 degrees 10 minutes 30 seconds left and run Westerly along said 1/4-1/4 line 210.0 feet; thence turn 88 degrees 49 minutes 30 seconds left and run Southerly 210.0 feet to the point of beginning.

TRACT III:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West; thence run East on the 1/4-1/4 line for 420.0 feet to the point of beginning; thence continue on the same course for 120.37 feet to the Westerly right of way line for County Road #337; thence turn right 95 degrees 46 minutes 40 seconds and along said right of way for 36.18 feet; thence turn right 65 degrees 11 minutes 02 seconds for 125.15 feet; thence turn right 110 degrees 13 minutes 05 seconds for 76.83 feet to the point of beginning.

According to survey of Ralph E. Chappell, RLS 10549, dated August 7, 1997.

VHE

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