

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Venture Development, Inc.
1635 N. McFarland Blvd., STE 502
Tuscaloosa, AL 35406

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, DOROTHY MARIE BUSBY, a married woman, (herein referred to as Grantor) does grant, bargain, sell and convey unto VENTURE DEVELOPMENT, INC. (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

1998-44192

A parcel of land lying in the northeast quarter of northwest quarter, Section 12, Township 21 South, Range 3 West, and more particularly described as follows
Starting at the southeast corner of the said northeast quarter of northwest quarter Section 12, Township 21 South, Range 3 West, run westerly along the south boundry of the said northeast quarter of northwest quarter a distance of 1.0 feet to an iron marker on the west right of way of the Alabama Power Co. transmission line; thence turn an angle of 80 degrees 00 minutes to the right and run northwesterly along the said west right of way line of the said Alabama Power Company along the said west right of way line of the said Alabama Power Company transmission line a distance of 458.0 feet to an iron marker of the said west boundry line of said Alabama Power Company transmission line, to the point of beginning; thence continue northwesterly along the said Alabama Power Company transmission line a distance of 392.0 feet to and iron marker at a fence corner; thence turn an angle of 109 degrees 55 minutes to the left and run southwesterly a distance of 233.0 feet to an iron marker on the east right of way of U.S. Highway I-65; thence turn an angle of 38 degrees 30 minutes to the left and run southwesterly along the said East right of way of said U.S. Highway I-65 a distance of 293.0 feet to an iron marker; thence run easterly along a line that is 444.6 feet north of and parallel to the said south boundry line of the said northeast quarter of northwest quarter, Section 12, Township 21, Range 3 West, a distance of 369.0 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$85,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of October, 1998.

Dorothy Marie Busby
DOROTHY MARIE BUSBY

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DOROTHY MARIE BUSBY, a married woman, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27TH day of October, 1998.

Frank K. Bynum
Notary Public
11/09/1998-44192
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 63.50

My Commission Expires: 11/20/2000