

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Old Rocky Ridge Road, L.L.C.
c/o Len Shannon
P.O. Box 531002
Birmingham, AL 36353

WARRANTY DEED
(Without Survivorship)

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:
Ten no/100----- Dollars(\$10.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Len B. Shannon, III, a married person and John Boone, a married person (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Old Rocky Ridge Road, L.L.C., (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 118, as shown on a map entitled Property Line Map Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer on 10/5/65 and being more particularly described as follows:

Commence at the intersection of the westerly right of way line of Montevallo Road (Alabama Highway #119), and the northerly right of way line of 1st Avenue, said right of way lines as shown on the Map of Dedication of the Street and easements. Town of Siluria, Alabama; thence northwesterly along said right of way line of 1st Avenue for 143.0 feet to the point of beginning; thence 90 degrees 00 minutes right and run northeasterly for 130.0 feet; thence 90 degrees 00 minutes left and run northwesterly for 105 feet; thence 90 degrees 00 minutes left and run southwesterly for 130 feet to a point on the northerly right of way of 1st Avenue; thence 90 degrees 00 minutes left and run southeasterly along said right of way line of 1st avenue for 105 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.


Subject to Ad Valorem taxes for 1999.

The Grantors hereby certify that the property conveyed does not constitute their homestead, nor the homestead of their spouses.

TO HAVE AND TO HOLD to the said Grantee, his, her or its heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th day of February, 1999.


 (Seal)
LEN B. SHANNON, III

 (Seal)
JOHN BOONE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Len B. Shannon, III and John Boone, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 1999.


NOTARY PUBLIC
My Commission Expires 9/9/99
03/03/1999-08729
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.50
03/03/1999-08729