

This instrument was prepared by:
Frank C. Galloway III
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Larry R. House
Seven Montague
Shoal Creek, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Million Seventy-five Thousand and 00/100 Dollars (\$1,075,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, I,

Malcolm D. McAuley, a married man

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Larry R. House

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Southeast 1/4 of Section 34, Township 18 South, Range 1 West, Shelby County, being more particularly described as follows:

Commence at the Southeast corner of Section 34; thence run along the South line of said Section in a Westerly direction a distance of 2,202.08 feet to a point on the Easterly right-of-way of County Road No. 41, otherwise known as Dunavant Valley Road; thence turn a deflection angle of 105 degrees 33'12" right and run in a Northeasterly direction along said Easterly right-of-way a distance of 686.39 feet to a found crimped iron, said point being the point of beginning of the parcel herein described; thence continue on the last described course in a Northeasterly direction along said Easterly right-of-way a distance of 686.63 feet to a found crimped iron; thence turn an interior angle of 105 degrees 04'52" and run to the right in an Easterly direction a distance of 530.83 feet to a found crimped iron; thence turn an interior angle of 180 degrees 52'29" and run to the left in an Easterly direction a distance of 656.11 feet to a found 3-inch capped pipe; thence turn an interior angle of 179 degrees 56'00" and run to the right in an Easterly direction a distance of 637.40 feet to a point on the East line of said Section 34; thence turn an interior angle of 90 degrees 05'23" and run to the right in a Southerly direction along said East section line a distance of 725.24 feet to an iron rod; thence turn an interior angle of 87 degrees 52'28" and run to the right in a Westerly direction a distance of 2,014.68 feet to the point of beginning. Situated in Shelby County, Alabama.

- Subject to: (1) 1999 ad valorem taxes not yet due and payable, including any future "roll-back taxes";
- (2) all easements (including but not limited to, any recorded or unrecorded utility easements serving the property and the right of way to Shelby County as recorded in Deed Book 196 at Page 248), rights-of-way, covenants, restrictions, and encumbrances of any kind of record;
- (3) present zoning classification and building lines of record, if any;
- (4) municipal improvements, assessments and fire district dues against the subject property, if any;
- (5) rights of all parties entitled to use the dirt road for construction vehicles to access adjacent property to the east depicted on the survey of the subject property attached hereto as Exhibit A; and
- (6) title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights privileges and immunities relating thereto not owned by Grantor

The property herein conveyed is not the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD Unto Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his heirs 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 1st day of July, 1999.

BY: Malcolm D. McAuley (Seal)
Malcolm D. McAuley

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Malcolm D. McAuley, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 1999.

07/06/1999-28267

03:34 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMS 1084.50

Frank C. Galloway III
Notary Public:
My Commission Expires: 11-15-01

Inst # 1999-28267