

CORPORATE FORM WARRANTY DEED

JOINT FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Fifty-Five Thousand and NO/100 (\$55,000.00) Dollars and other good and valuable consideration to the undersigned Grantor, SunBelt Sod Farm, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Fred R. Agee and wife, Peggy Agee (herein referred to as GRANTEE) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama,

Part of the SE1/4 of NE1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows:

Commence at the SW corner of the SE1/4 of NE1/4 of said Section 28; thence run in an Easterly direction along the South line of said 1/4 1/4 Section line thereof for a distance of 490.82 feet to the point of beginning of the tract here described; thence continue along the same course for a distance of 109.18 feet, more or less, to the Southeast corner of the E. R. Elliott property; thence turn an angle to the left of 89 deg. 02 min. 30 sec., and run along the Easterly line of said E. R. Elliott property in a Northerly direction for a distance of 178.26 feet to a point on the Southerly line of the right of way of U. S. Highway No. 280, which is on a curve in said right of way, said curve being concave in a Northwesterly direction, having a radius of 8444.37 feet and a central angle of 0 deg. 40 min., thence in a Westerly direction along the arc of said curve for a distance of 110.64 feet; thence run in a Southerly direction for a distance of 162.09 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is prepared without benefit of title examination by the Preparer.

TO HAVE AND TO HOLD, to the said GRANTEE for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless other wise noted, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Monta Standridge, who is authorized to execute this conveyance, has hereunto set its signature and seal this the 10th day of April, 2000.

SUNBELT SOD FARM, INC.
a corporation
BY: Monta Standridge
Its President, Monta Standridge

04/11/2000-11513

11:20 AM CERTIFIED

SUNBELT SOD FARM, INC.

02 11

Inst. # 2000-11513

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Monta Standridge, whose name as President of Sunbelt Sod Farm, Inc., a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he, as such officer and with authority, executed the same voluntarily on the day the same were made, for and as the act of said corporation.

Given under my hand and official seal, this the 10th day of April, 2000.

Judith C. Lunder
NOTARY PUBLIC
My Commission Expires: 7/24/2003

This document prepared by:
Mitchell & Graham, PC
P. O. Drawer 305
Childersburg, Alabama 35044

Please send tax notice to:

Fred R. and Peggy Agee

Inst # 2000-11913

04/11/2000-11913

11:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JAN 10 11:20