

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Burt, Nagy & Sanders, LLC  
3178C Highway 31 South  
Pelham, AL 35124

WARRANTY DEED

THE STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars, (\$10.00) PLUS THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, in hand paid to the undersigned, 2AB, Inc., (hereinafter referred to as "GRANTOR"), by Burt, Nagy & Sanders, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description

SUBJECT TO:

1. Ad valorem taxes for the current year, 2001.
2. Permit to Alabama Power Company recorded in Deed Book 99, Page 460, and Deed Book 107, Page 307 in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County as recorded in Deed Book 102, Page 425 in Probate Office.

As a part of the consideration recited above, grantee herein assumes and agrees to pay the balance of that certain Mortgage executed by 2AB, Inc., to Colonial Bank, in the original amount of \$150,875.00, dated November 22, 1999, recorded in Instrument No. 1999-47808, in the Office of the Judge of Probate, Shelby County, Alabama, the current principal balance of which is \$141,844.78.

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10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MSB 18.00

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said 2AB, Inc., a corporation, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said 2AB, Inc., a corporation, by its President, Carol C. Burt, who is authorized to execute this conveyance, has hereto set its signature and seal, this 20th day of June, 2001.

ATTEST:

2AB, Inc.

BY: \_\_\_\_\_

ITS:


 (SEAL)  
BY: Carol C. Burt  
ITS: President

THE STATE OF ALABAMA)

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Carol C. Burt, whose name as President of 2AB, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 20th day of June, 2001.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

My Commission Expires May 21, 2004

EXHIBIT "A"

A part of the SW 1/4 of the NE 1/4 of Section 20, Township 21, Range 2 West, more particularly described as follows: Commencing at the Northwest corner of the SW 1/4 of the NE 1/4 of said Section 20 and run South 31 degrees 20 minutes East 366 feet; thence run South 24 degrees 50 minutes East 361 feet to point of beginning of tract herein described; thence run North 78 degrees 47 minutes East 459.9 feet along the North side of Newton property to the West right of way line of the Birmingham-Montgomery Highway; thence along the West right of way line of said Highway North 28 degrees 20 minutes West 200 feet to the SE corner of Bailey lot; thence run South 71 degrees 40 minutes West 438 feet; thence run South 24 degrees 50 minutes East 136 feet to the point of beginning.  
Situated in Shelby County, Alabama.

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