

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Jim R. Sanders
P.O. Box 346
Calera AL 35040

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifteen Thousand & 00/100 Dollars (\$15,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Killebrew Properties, L.L.C., an Alabama Limited Liability Company**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jim R. Sanders, a married man**, hereinafter called "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**, to wit:

Beginning at a found old steel corner marking the southwest corner of Lot 11, Block 107, Dunstan's Map of Calera, as recorded in the Office of the Judge of Probate of Shelby County, Alabama and run thence North 00 degrees 19 minutes 02 seconds East along the east margin of 18th Street a distance of 120.65 feet to a found old 2 inch diameter open top pipe corner marking the northwest corner of subject parcel; Thence run South 87 degrees 26 minutes 36 seconds East a distance of 150.00 feet to a set ½ inch steel rebar corner marking the northeast corner of subject parcel; Thence run South 00 degrees 19 minutes 02 seconds West along the west line of a twenty foot wide alley (20.0 feet) a distance of 120.65 feet to a set ½ inch steel rebar corner; Thence run North 87 degrees 26 minutes 34 seconds West a distance of 150.00 feet to the point of beginning.

According to the survey of Conn & Allen, dated March 24, 2000.

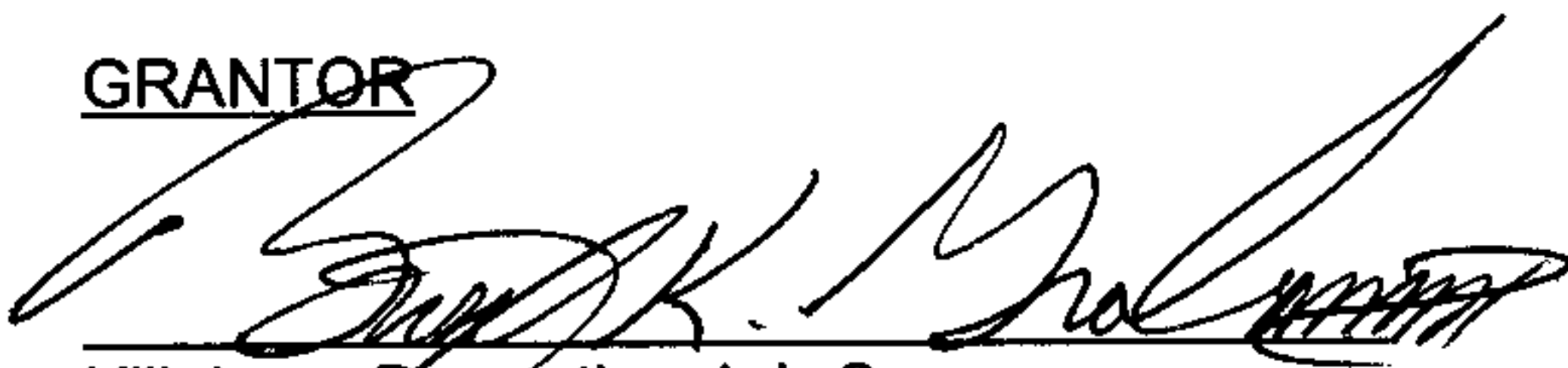
ALSO KNOWN AS Lots 10, 11 and a part of 9, Block 107, according to J. H. Dunstan's Map of the Town of Calera, Alabama;
Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 17th day of December, 2001 at 968 Main Street, Suite E, Montevallo, Alabama 35115.

GRANTOR



Killebrew Properties, L.L.C.
By: Billy K. Graham, III, as Member
and Authorized Agent for Killebrew Properties,
L.L.C., an Alabama Liability Company

01/03/2002-00431
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 29.00

1341
2002-00431

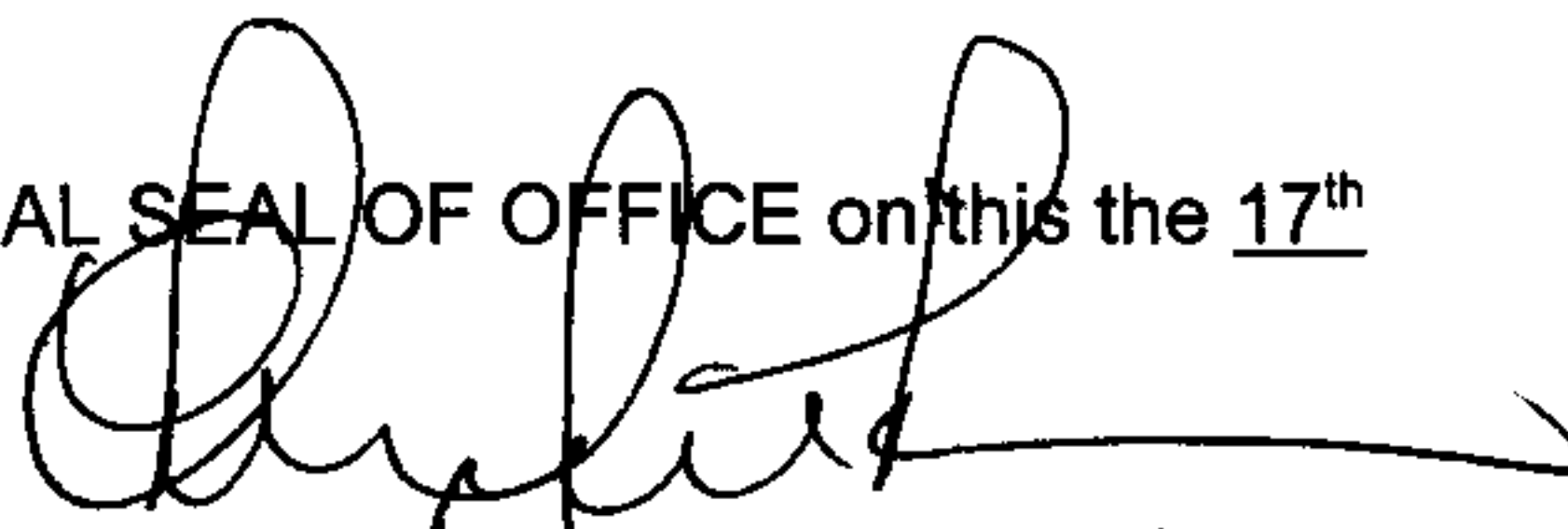
STATE OF ALABAMA

SHELBY COUNTY

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ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Billy K. Graham, III as Member and Authorized Agent for Killebrew Properties, L.L.C. is signed in 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 as such officer and with full authority executed the same voluntarily for and as the act of said company.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17th day of December, 2001.



NOTARY PUBLIC

My Commission Expires:

5/13/04

Inst # 2002-00431

01/03/2002-00431
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 29.00