

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Inst # 2002-01528

\$162,750.00

STATE OF ALABAMA

01/09/2002-01528
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CH 35.00

LLC WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Gillespie Construction Co., LLC, an Alabama LLC, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto John Brumfield and Krissy Brumfield, husband and wife, (hereinafter referred to as GRANTEES), 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 the County of Shelby and State of Alabama, to-wit:

See attached legal description which is hereby incorporated by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$144,750.00 was paid from a first mortgage recorded herewith.

Send Tax Notice to:

8312 Hwy 13

Helena, Alabama 35080

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES 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 and its successors and assigns covenants with the said GRANTEES, their heirs 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 they are entitled to the immediate possession thereof; 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature by Charles Gillespie its Member on this the 31 day of Dec, 2001.

Gillespie Construction Co., LLC

Charles Gillespie
Charles Gillespie, Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles Gillespie as Member of Gillespie Construction Co., LLC 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31 day of Dec, 2001.

[Signature]
Notary Public

My Commission Expires:

[Signature]

Exhibit "A"

PROPERTY DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER- QUARTER SECTION A DISTANCE OF 417.42? TO A POINT; THENCE RUN SOUTH 33 DEGREES 44 MINUTES 21 SECONDS WEST A DISTANCE OF 230.44? TO A SET 1/2? REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE RUN SOUTH 24 DEGREES 27 MINUTES 11 SECONDS WEST A DISTANCE OF 210.00 FEET TO A SET 1/2 INCH REBAR CORNER; THENCE RUN SOUTH 65 DEGREES 32 MINUTES 49 SECONDS EAST A DISTANCE OF 210.00 TO A SET 1/2 INCH REBAR CORNER; THENCE RUN NORTH 24 DEGREES 27 MINUTES 11 SECONDS EAST A DISTANCE OF 210.00 FEET TO A SET 1/2 INCH REBAR CORNER; THENCE RUN NORTH 65 DEGREES 32 MINUTES 49 SECONDS EAST A DISTANCE OF 210.00 TO THE POINT OF BEGINNING. CONTAINING 1.0 ACRES MORE OR LESS. PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RESTRICTIONS AND/OR LIMITATIONS OF PROBATED RECORD AND / OR APPLICABLE LAW.

THERE IS A TWENTY FOOT WIDE (20?) ACCESS EASEMENT FOR INGRESS AND EGRESS TO AND FROM THIS PROPERTY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 89 DEGREES 57 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER- QUARTER SECTION A DISTANCE OF 417.42? TO A POINT; THENCE RUN SOUTH 33 DEGREES 44 MINUTES 21 SECONDS WEST A DISTANCE OF 230.44? TO A POINT; THENCE RUN SOUTH 24 DEGREES 27 MINUTES 11 SECONDS WEST A DISTANCE OF 103.41? TO THE POINT OF BEGINNING, ON THE CENTERLINE, OF THE EASEMENT BEING DESCRIBED; THENCE RUN NORTH 71 DEGREES 02 MINUTES 16 SECONDS WEST 22.27? TO A POINT; THENCE RUN NORTH 28 DEGREES 33 MINUTES 10 SECONDS WEST 65.39? TO A POINT; THENCE RUN NORTH 69 DEGREES 48 MINUTES 33 SECONDS WEST 53.02? TO A POINT; THENCE RUN NORTH 04 DEGREES 03 MINUTES 07 SECONDS WEST 90.50? TO A POINT; THENCE RUN NORTH 00 DEGREES 29 MINUTES 12 SECONDS WEST 70.59? TO A POINT; THENCE RUN NORTH 48 DEGREES 56 MINUTES 33 SECONDS WEST 34.64? TO A POINT; THENCE RUN NORTH 82 DEGREES 31 MINUTES 31 SECONDS WEST 40.14? TO A POINT; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 32 SECONDS WEST 136.58? TO A POINT; THENCE RUN NORTH 89 DEGREES 37 MINUTES 02 SECONDS WEST 106.81? TO A POINT; THENCE RUN NORTH 53 DEGREES 38 MINUTES 10 SECONDS WEST 42.17? TO A POINT; THENCE RUN NORTH 27 DEGREES 08 MINUTES 42 SECONDS WEST 116.85? TO A POINT IN THE CENTERLINE OF HIGHWAY 13 AND THE END OF THE REQUIRED EASEMENT.

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