

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, made this 27th day of March, 2002, between CHARLES EUGENE DAY, a single man, hereinafter referred to as "Grantor", and STANLEY MORRIS BEARD, hereinafter referred to as "Grantee";

WITNESSETH, That for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, to the undersigned Grantor in hand paid by the Grantee herein and other valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to wit:

PARCEL A:

BEGIN AT THE NW CORNER OF THE NE 1/4-NW 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE S 89 DEGREES 39' 08" E, ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 695.04'; THENCE, LEAVING SAID 1/4-1/4 SECTION LINE S 0 DEGREES 01' 40" W A DISTANCE OF 2848.78'; THENCE N 81 DEGREES 53' 50" W A DISTANCE OF 657.75'; THENCE N 0 DEGREES 52' 54" W A DISTANCE OF 2760.62' TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 43.31 ACRES, MORE OR LESS.

SUBJECT TO THE FOLLOWING EASEMENT:

A 50' INGRESS/EGRESS, UTILITIES AND DRAINAGE EASEMENT LOCATED 25' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE NW CORNER OF THE NE 1/4 NW 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE S 89 DEGREES 39' 08" E, ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 695.04'; THENCE, LEAVING SAID NORTH LINE S 0 DEGREES 01' 40" W A DISTANCE OF 2666.42' TO THE BEGINNING OF SAID CENTERLINE; THENCE S 55 DEGREES 58' 45" W, ALONG SAID CENTERLINE A DISTANCE OF 236.31'; THENCE N 89 DEGREES 02' 41" W, ALONG SAID CENTERLINE A DISTANCE OF 49.88'; THENCE S 56 DEGREES 04' 55" W, ALONG SAID CENTERLINE A DISTANCE OF 23.68' TO THE END OF SAID CENTERLINE.

The above described real estate is herein conveyed subject to the following:

1. Ad valorem taxes for the tax year 2002.
2. This property is sold subject to any existing easements, right-of-ways, restrictions or covenants of record.
3. The above-described property does not constitute the homestead or principal dwelling of Grantors.

DRAFTSMAN MAKES NO WARRANTY AS TO THE CORRECTNESS OF THE DESCRIPTION OR OWNERSHIP OF THE PREMISES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND THERE ARE NO REPRESENTATIONS MADE AS TO THE MERCHANTABILITY OF THE TITLE, OWNERSHIP OF MINERAL AND MINING RIGHTS, ADVERSE POSSESSION, EASEMENTS OR ANY OTHER MATTERS AFFECTING TITLE TO THE PREMISES.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And said Grantor does for himself, his successors and assigns, covenant with the said Grantee, his successors and assigns, that he is lawfully seized in fee simple of said

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03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 14.50

Inst # 2002-18358

premises; that he is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his successors and assigns shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

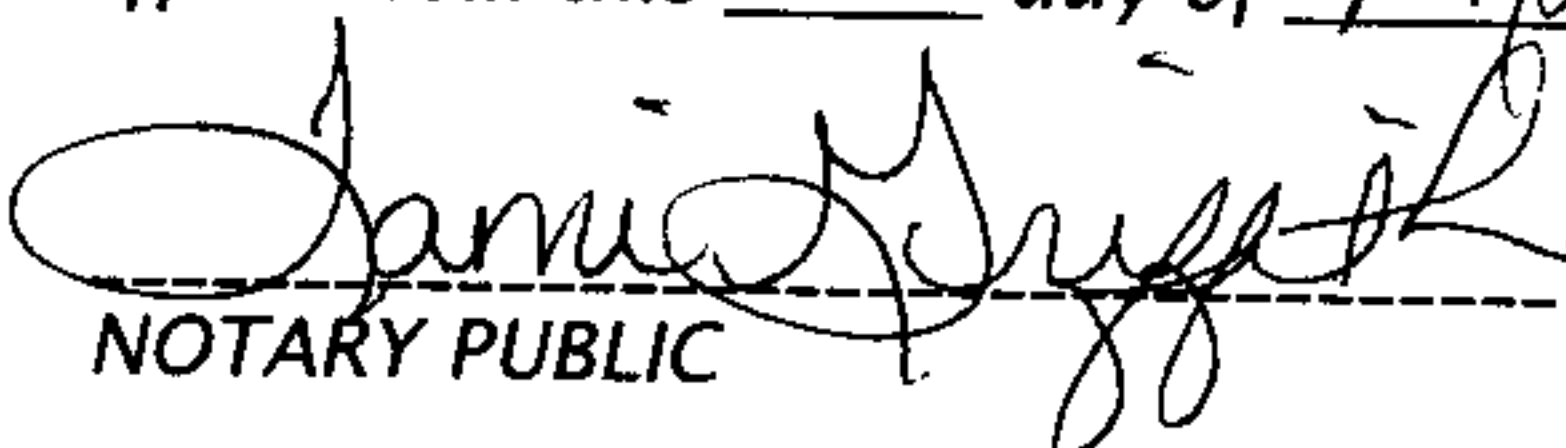
IN WITNESS WHEREOF, I, the Grantor, have hereunto set my hand and seal, on the date first above written.


CHARLES EUGENE DAY

STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E. Day, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March 2002.


NOTARY PUBLIC

Grantee's Address:

✓ Stanley Morris Beard

5460 Elm Street
Millbrook, AL 36054