
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

CUZCO, LLC

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS and 00/100 (\$170,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JUNE C. BRASHER AND THE HEIRS AT LAW OF GEORGE STEVEN CRAIGER, SR. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CUZCO, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, CITY OF ALABASTER, SHELBY COUNTY, ALABAMA; THENCE SOUTH 02 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 211.45 FEET; THENCE SOUTH 06 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 124.05 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 26 MINUTES 17 SECONDS AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 39 DEGREES 38 MINUTES 40 SECONDS WEST AND A CHORD DISTANCE OF 36.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.33 FEET; THENCE SOUTH 85 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 625.16 FEET; THENCE NORTH 04 DEGREES 08 MINUTES 11 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 85 DEGREES 51 MINUTES 49 SECONDS WEST, A DISTANCE OF 531.95 FEET TO A POINT LYING ON THE EASTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY #12 (SMOKEY ROAD); THENCE SOUTH 02 DEGREES 40 MINUTES 14 SECONDS EAST AND ALONG SAID R.O.W. A DISTANCE OF 350.11 FEET; THENCE NORTH 85 DEGREES 51 MINUTES 49 SECONDS EAST AND LEAVING SAID R.O.W. A DISTANCE OF 700.22 FEET; THENCE SOUTH 06 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 512.11 FEET; THENCE NORTH 85 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 643.21 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 858.85 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 326 PAGE 577.

3. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 211, PAGE 611.
4. EASEMENT AS SET OUT IN DEED BOOK 324, PAGE 506, AND AMENDED IN DEED BOOK 341, PAGE 88.
5. EASEMENT AS SET OUT IN DEED TO STERLING TRUST COMPANY FBO GARY L. THOMPSON, ROTH IRA AS RECORDED IN INSTRUMENT #_____.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF JUNE C. BRASHER OR THE HEIRS AT LAW OF GEORGE STEVEN CRAIGER, SR. NOR THEIR RESPECTIVE SPOUSES.

\$584,394.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JUNE C. BRASHER AND THE HEIRS AT LAW OF GEORGE STEVEN CRAIGER, SR., have hereunto set his, her or their signature(s) and seal(s), this the 15th day of May, 2002.

June C. Brasher

JUNE C. BRASHER
George Steven Craiger, Jr. Acting by and through his attorney in fact, June C. Brasher

GEORGE STEVEN CRAIGER, JR. ACTING BY AND THROUGH HIS ATTORNEY IN FACT, JUNE C. BRASHER

Lacey C. Craiger acting by and through her attorney in fact, June C. Brasher

LACEY C. CRAIGER, ACTING BY AND THROUGH HER ATTORNEY IN FACT, JUNE C. BRASHER

Kristianne C. Buckner, Acting by and through her attorney in fact, June C. Brasher

KRISTIANNE C. BUCKNER, ACTING BY AND THROUGH HER ATTORNEY IN FACT, JUNE C. BRASHER

Sharon R. Craiger, Acting and through her attorney in fact, June C. Brasher

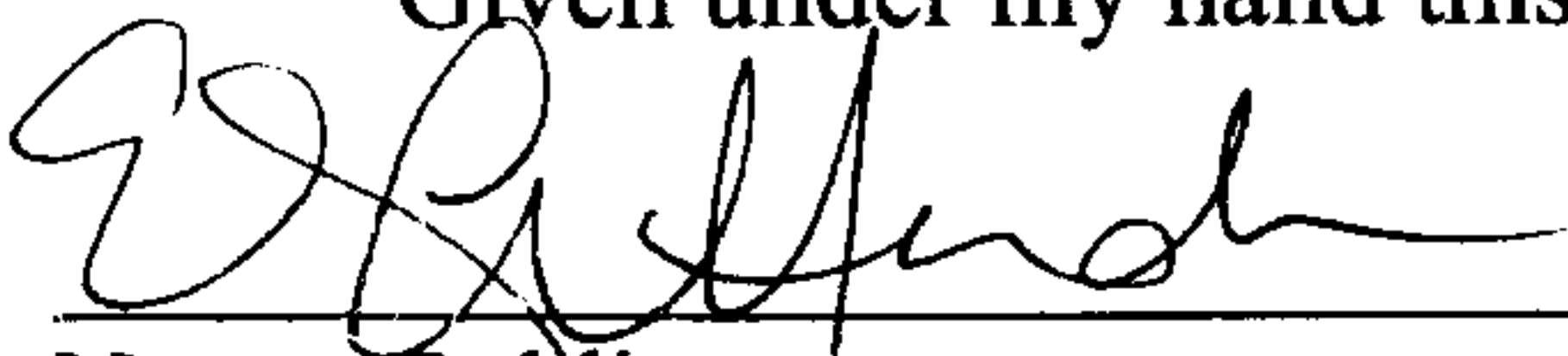
SHARON R. CRAIGER, ACTING AND THROUGH HER ATTORNEY IN FACT, JUNE C. BRASHER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JUNE C. BRASHER, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of May, 2002.



Notary Public

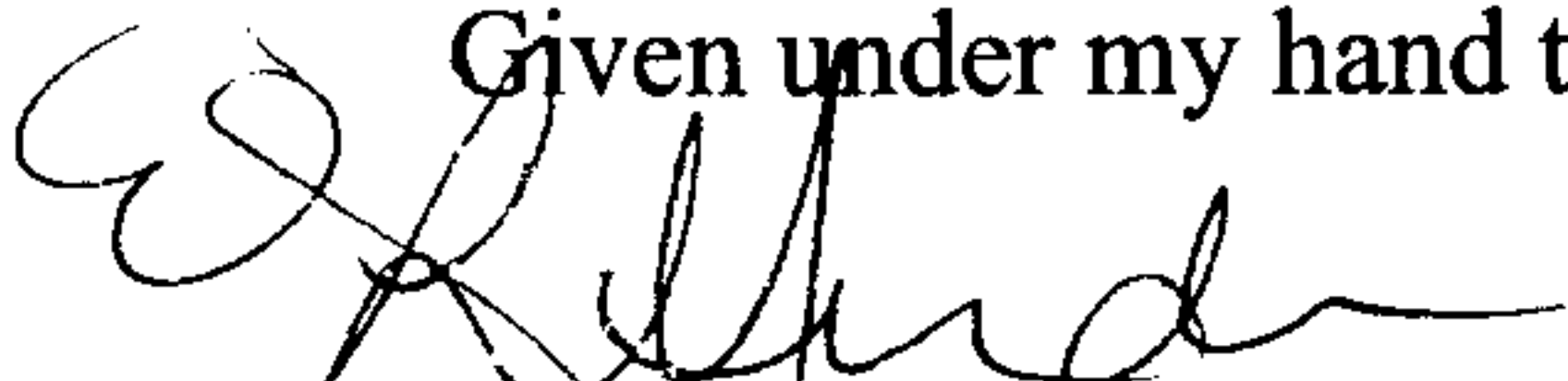
My commission expires: 10.2.05

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JUNE C. BRASHER, whose name as Attorney in Fact for GEORGE STEVEN CRAIGER, JR., is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 15th day of May, 2002.



Notary Public

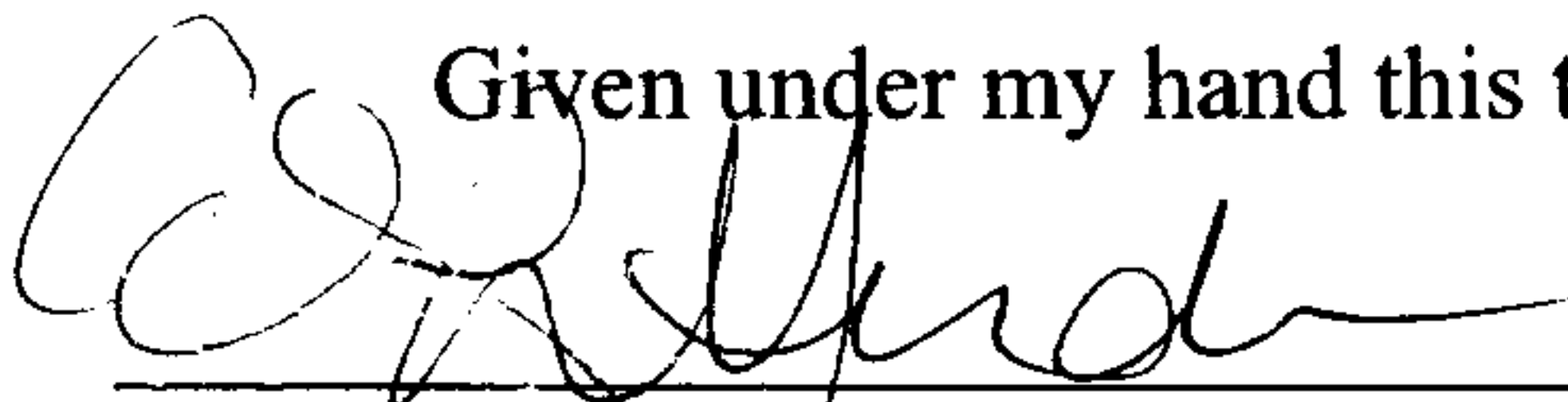
My commission expires: 10.2.05

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JUNE C. BRASHER, whose name as Attorney in Fact for LACY C. CRAIGER, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 15th day of May, 2002. .



Notary Public

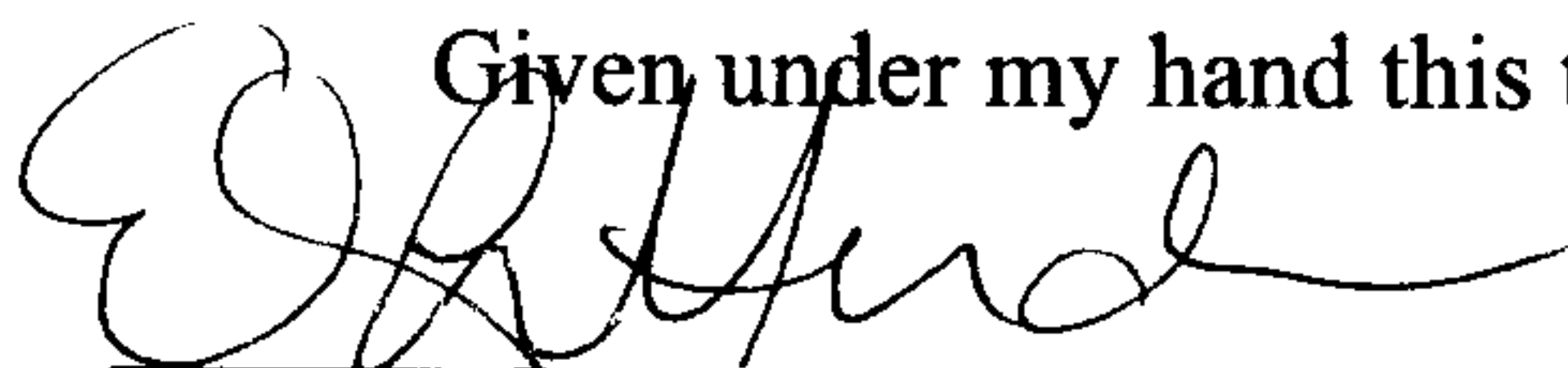
My commission expires: 10.2.05

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JUNE C. BRASHER, whose name as Attorney in Fact for KRISTIANNE C. BUCKNER, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 15th day of May, 2002. .



Notary Public

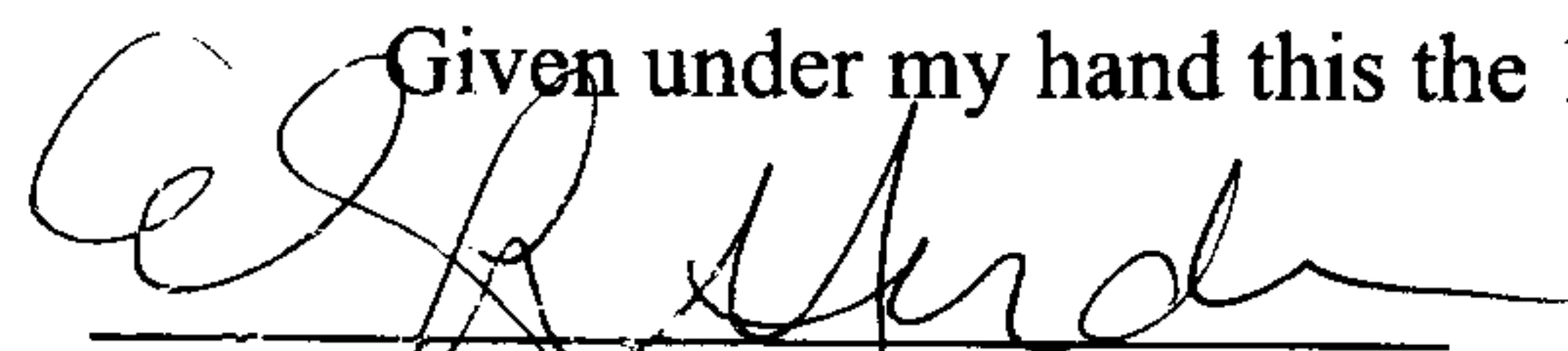
My commission expires: 10.2.05

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JUNE C. BRASHER, whose name as Attorney in Fact for SHARON R. CRAIGER, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 15th day of May, 2002.



Notary Public

My Commission Expires: 10.2.05