

Send tax notice to:

✓ Diane Vigneulle Stough and

Robert Wayne Stough

1968 Hwy 441

Wilsonville, AL 35186

This instrument prepared by:

Charles A. J. Beavers, Jr.

Bradley Arant Rose & White LLP

2001 Park Place, Suite 1400

Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to T & R Properties, L.L.C., an Alabama limited liability company ("Grantor") by Diane Vigneulle Stough and husband, Robert Wayne Stough ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the northwest quarter of Section 20, Township 20 South, Range 2 East, said point being in the center of Shelby County Highway 441; thence run north along the west line of said 1/4 section line for 1496.96 feet to the point of beginning; thence continue along the last described course for 362.81 feet; thence 90°9'3" right run easterly for 480.30 feet; thence 89°50'57" right run south for 362.81 feet; thence 90°9'3" right run westerly for 480.30 feet to the point of beginning.

TOGETHER WITH a 30 feet wide non-exclusive easement for ingress, egress, and utilities, the west line thereof being more particularly described as follows: Commence at the southwest corner of the northwest quarter of Section 20, Township 20 South, Range 2 East, said point being in the center of Shelby County Highway 441; thence run north along the west line of said 1/4 section line for 1180.00 feet to end of Shelby County Road Highway 441 right-of-way and to the point of beginning of the west line of said easement; thence continue along the last described course for 316.96 feet to the point of ending.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns, forever; subject, however, to the following:

1. Ad valorem taxes for the current tax year and thereafter
2. Easements, restrictions, reservations, covenants, and rights-of-way of record
3. Right of First Offer in favor of Grantor recorded simultaneously herewith
4. Grantor hereby reserves unto itself a nonexclusive easement to use and occupy the barn located on the subject property until such time as Grantees shall pay to Grantor a sum equal to the reasonable costs of construction of a barn on Grantor's adjoining property which is substantially equivalent to the barn located on the subject property. This easement shall run with the land until same has been terminated pursuant to the provisions of this paragraph 4. Upon receipt of said sum, Grantor shall execute and deliver to Grantees a release of this easement which Grantees may cause to be recorded in the Office of the Judge of Probate of Shelby County, Alabama

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and on its behalf by its duly authorized members on or as of the 7 day of May, 1999.

T & R PROPERTIES, L.L.C.

By: Richard H. Vigneulle
Richard H. Vigneulle
Its Member

By: Thomas R. Vigneulle
Thomas R. Vigneulle
Its Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Richard H. Vigneulle, whose name as Member of T & R Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 7th day of May, 1999.

Beth D. Rench
Notary Public

[NOTARIAL SEAL]

My commission expires: June 25, 2001

STATE OF ALABAMA)

JEFFERSON COUNTY)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: June 25, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas R. Vigneulle, whose name as Member of T & R Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal the 7th day of May, 1999.

Beth D. Rench
Notary Public

[NOTARIAL SEAL]

My commission expires: June 25, 2001

NOTARY PUBLIC STATE OF ALABAMA AT
MY COMMISSION EXPIRES: June 25
BONDED THRU NOTARY PUBLIC UNDERWRITERS.