

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of  
\$ 165,000.00 to the undersigned Grantor(s),  
Jacquelyn Cruse, unmarried,  
in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s)  
does by these presents, grant, bargain, sell and convey unto  
Jeff Bentley (herein referred to as "Grantee") the  
following described real estate, situated in SHELBY County, Alabama, to-wit:

Complete Metes and Bounds Legal Description Attached as "Exhibit A"

Address of the Property: 1337 Montevallo Road  
Alabaster, AL 35007

Subject property is not the homestead of Grantor, nor will it become the  
homestead of Grantee.

Jacquelyn Cruse is the surviving grantee in that certain Deed recorded in  
Deed Book 306, Page 294, in Shelby County, Alabama; the other Grantee,  
Robert E. Cruse having died on or about June 9, 2000.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,  
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$ 20,000.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. This  
instrument is executed without warranty or representation of any kind on the part of the undersigned,  
express or implied, except that there are no liens or encumbrances outstanding against the premises  
conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein,  
and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or  
obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned  
expressly limits its liability hereunder to the property now or hereafter held by it in the representative  
capacity named.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,  
has hereto set its signature and seal this the 26th day of November, 20 02.

By: Jacquelyn Cruse  
Grantor

\_\_\_\_\_  
Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Jacquelyn Cruse, unmarried,  
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/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of November, 20 02.

[Signature]  
Notary Public  
Commission Expires: 11/13/04

**This Instrument Prepared By:**  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Jeff Bentley  
1337 Montevallo Road  
Alabaster, AL 35007

EXHIBIT A      LEGAL DESCRIPTION

Lot 8 and part of Lots 3, 4, 5, 6, 7, and 9, in Block 4, according to the Survey of Buck Creek Cotton Mills, as shown recorded in Map Book 3, Page 8, in the Office of the Judge of Probate, Shelby County, Alabama, and more particularly described by metes and bounds as follows:

Begin at the intersection of the West line of the East Half of Block 4 with the South right of way line of the CSX Transportation Railroad R.O.W. and thence run South 00 degrees 11 minutes 17 seconds West, a distance of 321.73 feet (Meas) 321.00 feet (Map) to a point on the North line of 14th Avenue SW (60' ROW); thence South 87 degrees 48 minutes 56 seconds East and along said R.O.W. a distance of 160.00 feet (Map) to a point on the Westerly R.O.W. line of Alabama Highway #119 (50" R.O.W.); thence North 00 degrees 10 minutes 46 seconds East, leaving said 14th Avenue SW R.O.W. and along said Highway #119 R.O.W. a distance of 103.08 feet (Meas), 103.17 feet (Map) to a point on the South R.O.W. line of CSX Transportation Railroad, said point also being the beginning of a non tangent curve to the right, having a radius of 1,903.53 feet a central angle of 08 degrees 17 minutes 48 seconds a chord bearing of North 35 degrees 18 minutes 22 seconds West, and a chord distance of 275.40 feet (Meas & Map); thence along the arc of said curve and said R.O.W. a distance of 275.64 feet to the POINT OF BEGINNING. According to the survey of Robert C. Farmer, dated November 19, 2002.