

This instrument prepared by:

Send Tax Notice to:

Major Bashinsky, Attorney at Law
6 Office Park Circle - Suite 100
Birmingham, AL 35223

Mary Anne Majerik
80 Fair Harbor Road
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA

TITLE NOT EXAMINED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MARY ANN WADLEY MAJERIK, a married woman (herein referred to as grantor), does grant, bargain, sell and convey unto FOX LAKE FARM LIMITED PARTNERSHIP, an Alabama Limited Partnership (herein referred to as grantee), the following described property situated in Shelby County, Alabama, to-wit:

All that part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 19 South, Range 2 West that lies east of right of way of Valleydale paved highway. Situated in Shelby County, Alabama.

Being the same property conveyed to Carl E. Wadley and Mary Ann Wadley by deed dated September 22, 1969, duly filed for record in the Office of Probate, County of Shelby, State of Alabama, on October 2, 1969, at 12:10 o'clock P. M. and recorded in Deed Book 259, page 641.

Subject to existing easements, current taxes, liens, restrictions, set-back lines, and rights of way, if any, of record.

TO HAVE AND TO HOLD to the grantee, its successors and assigns forever.

And I for myself and for my heirs, executors, and administrators covenant with the grantee and the grantee's successors and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and the grantee's successors and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this the th 26 of December, 2002.


MARY ANN WADLEY MAJERIK

STATE OF ALABAMA

AT LARGE

BEFORE ME, the undersigned, Mary Ann Wadley Majerik, personally known to me or proved by me, to be the person whose name is subscribed to the within instrument, and acknowledged that such person executed the same.



NOTARY PUBLIC

My Commission expires: January 30, 2006