

This form furnished by:

20030214000095920 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
02/14/2003 15:20:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and exchange of properties DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

L. Douglas Joseph, a married man

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

B V Properties, Inc. and Paul A. Dreher

(herein referred to as grantee, whether one or more), <sup>all my right, title and interest in and to</sup> the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF  
AS IF WRITTEN HEREIN.

This is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26<sup>th</sup>  
day of September, 19 2002.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

L. Douglas Joseph (Seal)  
L. Douglas Joseph

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Shelby

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that L. Douglas Joseph, a married man, whose name(s) is signed to the  
foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the  
conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26<sup>th</sup> day of September, 2002 19.

My Commission Expires:

Martha S. Ferguson  
Notary Public

## EXHIBIT "A"

### PARCEL 1:

SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ ; SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; and the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; all in Section 24, Township 20 South, Range 1 West.

### PARCEL II:

Begin at the Southwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 30, Township 20 South, Range 1 East; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 261.09 feet to the point of beginning; thence proceed Easterly along the previous course 261.09 feet; thence turn left 92 deg. 06 min. Northerly 666.66 feet; thence turn left 87 deg. 58 min. Westerly 260.98 feet; thence turn left 92 deg. 02 min. Southerly 666.40 feet to the point of beginning.

### PARCEL III:

All that portion of the following described land which has not heretofore been conveyed:

W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; and  
SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ; all being in Section 13, Township 20 South, Range 1 West.

NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; and  
W  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; all being in Section 24, Township 20 South, Range 1 West.

All the above described land being situated in Shelby County, Alabama.