

PREPARED BY:

SENT TAX NOTICE TO:

TRUSSELL & FUNDERBURG  
1916 First Avenue, North  
Pell City, Alabama 35125

Thomas Matthew Zopfi, IV  
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WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, THOMAS MATTHEW ZOPFI, III AND WIFE, MARIANNA A. ZOPFI, (herein referred to as grantors) do grant, bargain, sell and convey unto THOMAS MATTHEW ZOPFI, IV AND WIFE, MARY JACQUELINE ZOPFI, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of the Southwest Quarter of Section 11, Township 18 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, more particularly described as follows:

Commencing at the southwest corner of the Southeast quarter of the Southwest Quarter of Section 11, Township 18 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run North 0 degrees 32 minutes 50 seconds West along the West line of said Southeast Quarter of the Southwest Quarter, a distance of 1069.89 feet to a point; thence run North 86 degrees 35 minutes 31 seconds East a distance of 346.69 feet to a point, said point being the Point of Beginning; thence continue North 86 degrees 35 minutes 31 seconds East a distance of 492.65 feet to a point on the Westerly right of way line of Shelby County Road #57; thence run South 10 degrees 27 minutes 17 seconds West along the said Westerly right of way line, a distance of 230.00 feet to a point; thence run North 83 degrees 51 minutes 38 seconds West a distance of 447.89 feet; thence run North 1 degree 48 minutes 52 seconds West a distance of 149.05 feet to the point of beginning, said described tract containing 2.02 acres (88063.7 square feet), more or less.

According to survey of Darrell E. Reeser, RLS #12158, dated May 17, 2002.

Subject to:

1. Ad valorem taxes due and payable October 1, 2002, and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.


3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

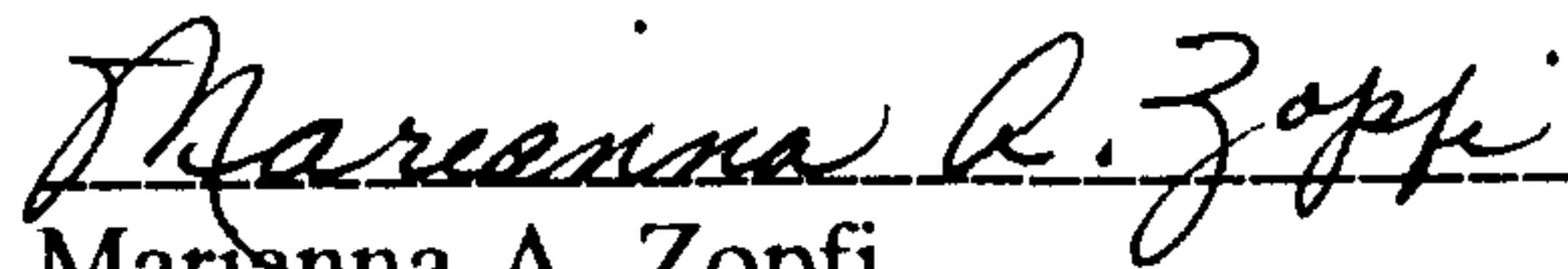
4. Existing easements, restrictions, building set-back lines, rights of way, and limitations of record, if any.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19 day of November, 2002.

  
Thomas Matthew Zopfi, III


  
Marianna A. Zopfi

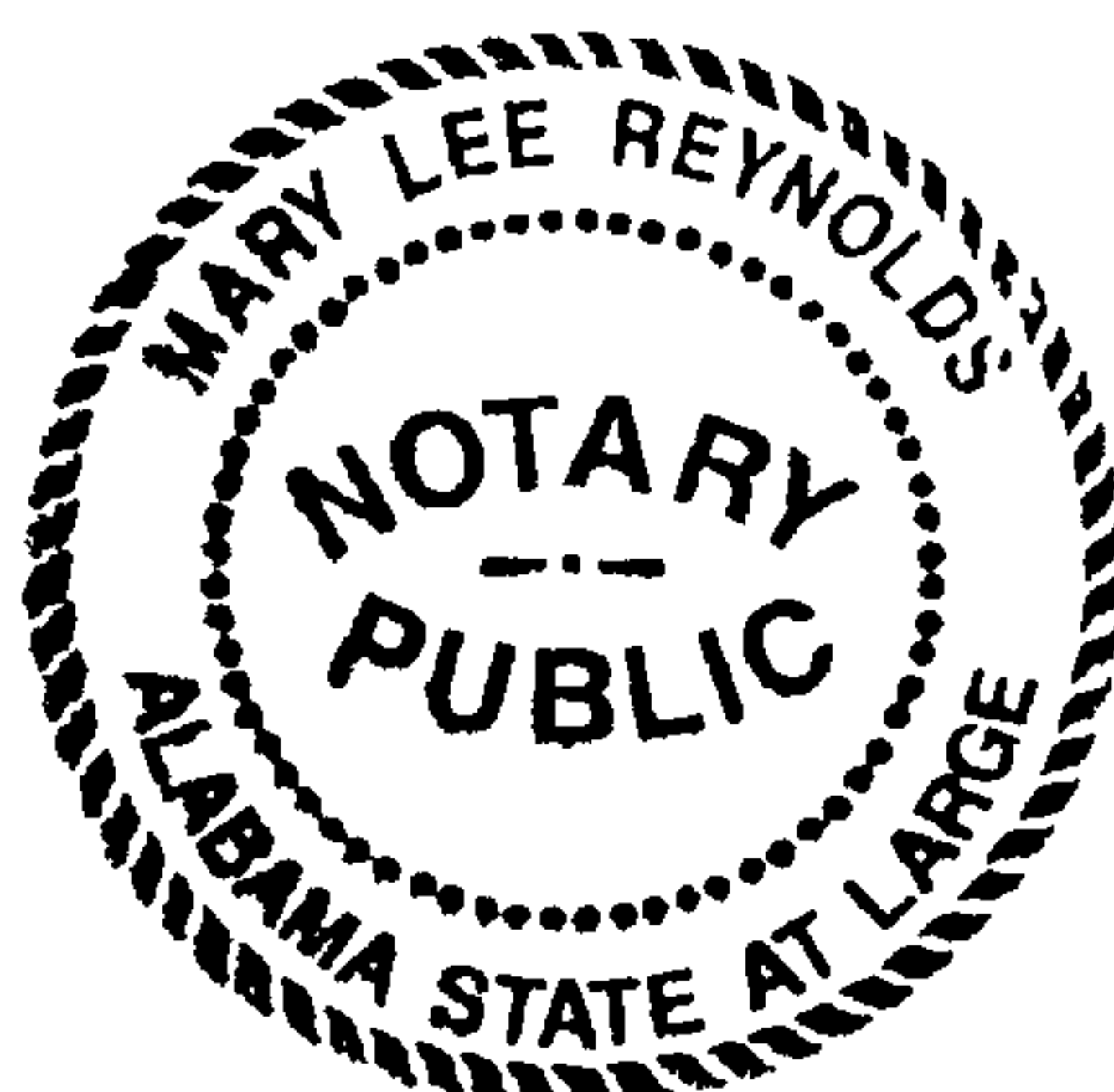
STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Matthew Zopfi, III and wife, Marianna A. Zopfi, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November 2002.

  
Notary Public



My Commission Expires 8-21-2004