

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Kencar Development, Inc.
PO BOX 1010
Alabaster, Alabama 35007

GENERAL WARRANTY DEED


COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Thousand and 00/100 (\$600,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Alice M. Burton, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Kencar Development, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal attached as Exhibit "A"

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

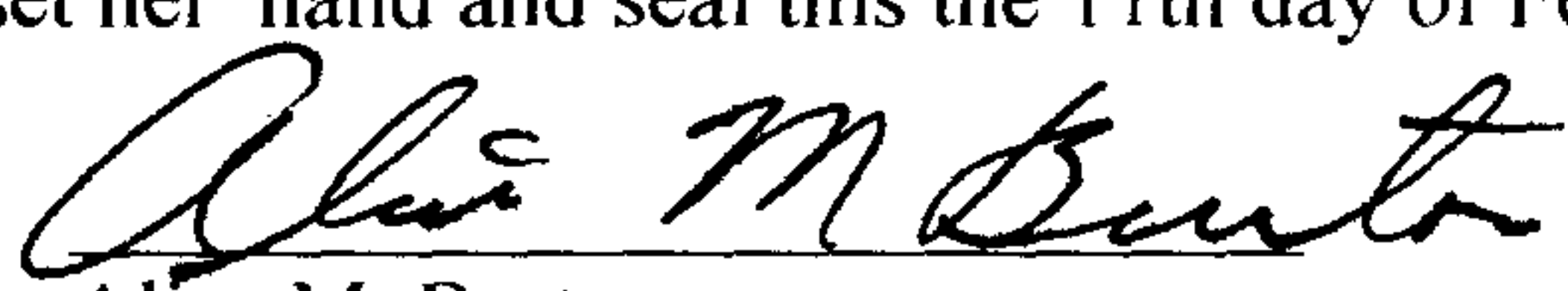
\$600,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Alice M. Burton is the surviving grantee of that certain deed as recorded in Volume 277, page 62 in the Probate Office of Shelby County, Alabama, the other grantee, E. Earl Burton having died on or about the 24th day of December, 1981. 

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 11th day of February, 2003.

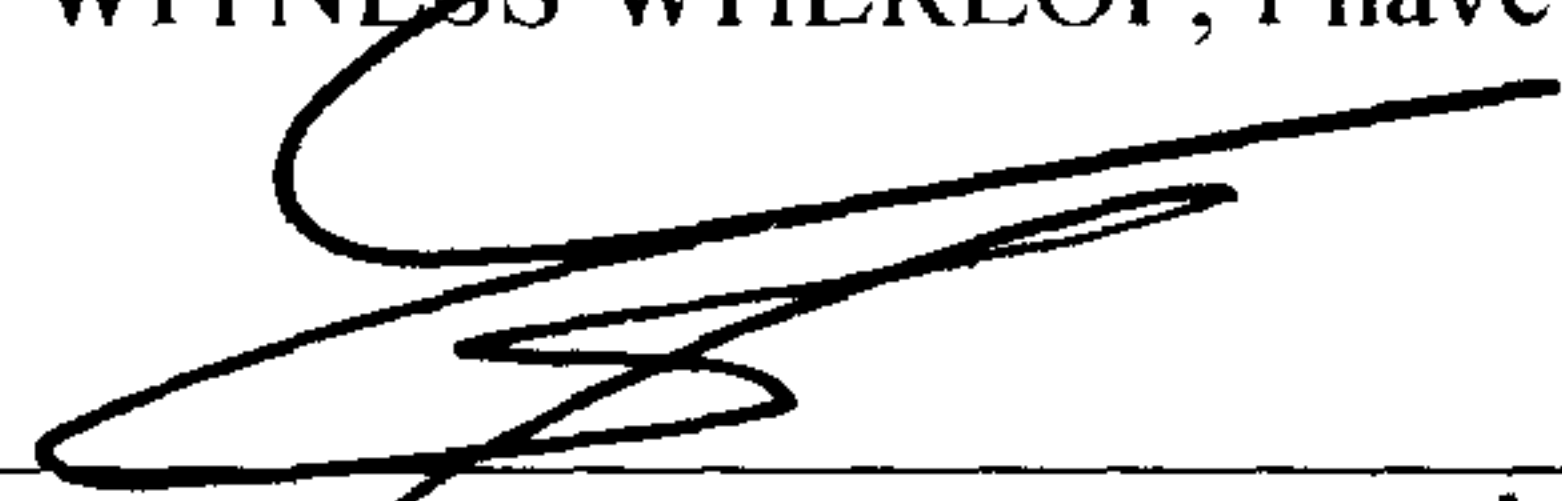

Alice M. Burton

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alice M. Burton, a single individual whose name 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of February, 2003.


NOTARY PUBLIC
My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Exhibit "A"

A parcel of land situated in the North $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00°00'00" East a distance of 826.32'; thence North 82°00'10" East a distance of 312.80' to the POINT OF BEGINNING; thence continue along the last described course a distance of 1,019.15'; thence North 00°56'35" West a distance of 328.40' (Measured & Deed) 328.12' (Plat); thence North 36°36'41" East a distance of 288.67' (Measured) 284.98' (Plat) 275.00' (Deed) to a point, said point lying on the Southwesterly R.O.W. line of U.S. Highway #31 (100' R.O.W.); thence North 54°58'32" West and along said R.O.W. a distance of 690.67' (Plat) 680.00' (Deed); thence South 76°00'22" West and leaving said R.O.W. a distance of 610.70' (Measured) 608.82' (Plat) 697.00' (Deed); thence South 02°33'05" East a distance of 498.47' (Plat); thence North 87°54'17" West a distance of 350.00' (Plat & Deed); thence South 00°00'00" West a distance of 300.51'; thence North 82°00'10" East a distance of 312.80' (Deed); thence South 00°00'00" West a distance of 208.40' (Deed) to the POINT OF BEGINNING.