

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Shannon Kilgore & Frank C. Ellis, II

(Address) P.O. Box 1177
COLUMBIANA, AL 35051
\$20000.00

This instrument was prepared by: Mike T. Atchison
PO Box 822
Columbiana, AL 35051 ✓

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas


STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,
Gene Boshell, and wife,
Gail Boshell

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Shannon Kilgore, as to an undivided 1/2 interest; and
Frank C. Ellis, III, LLC, as to an undivided 1/2 interest

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:


20030303000124730 Pg 1/2 44.00
Shelby Cnty Judge of Probate, AL
03/03/2003 08:16:00 FILED/CERTIFIED

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way,
and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27
day of February, 2003.

Charles E. Boshell (Seal)
Gene Boshell
(Seal)
(Seal)

Gail Boshell (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Gene and Gail Boshell
whose name^s 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 27
My Commission Expires 10-16-03.

day of February A. D. 20 03

[Signature]
Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NE 1/4 of the SE 1/4, Section 14, Township 21 South, Range 2 West; thence run South along the East line of said 1/4-1/4 Section a distance of 528.53 feet; thence turn an angle of 89 degrees 49 minutes to the right and run a distance of 293.40 feet; thence turn an angle of 10 degrees 33 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 8 degrees 54 minutes to the right and run a distance of 134.00 feet; thence turn an angle of 8 degrees 24 minutes to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet to the point of beginning; thence continue in the same direction a distance of 150.00 feet; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 295.70 feet; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 295.70 feet to the point of beginning.

Also, a 20-foot easement described as follows:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 14; thence run South along the East line of said 1/4-1/4 Section a distance of 528.53 feet; thence turn an angle to 89 degrees 49 minutes to the right and run a distance of 293.40 feet; thence turn an angle of 10 degrees 33 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 8 degrees 54 minutes to the right and run a distance of 134.00 feet; thence turn an angle of 8 degrees 24 minutes to the right and run a distance of 418.30 feet to a point on the North right of way line of Shelby County Highway No. 26 and the point of beginning; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 20.00 feet; thence turn an angle of 59 degrees 36 minutes to the right and run a distance of 150.00 feet to the North right of way line of Highway No. 26; thence turn an angle of 120 degrees 24 minutes to the right and run a distance of 20 feet to the point of beginning.

Situated in the NE 1/4 of the SE 1/4, Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

NOTE: This property is the same property described in previous deeds; however, the old descriptions tie the property to Alabama Highway No. 70: The property is actually located off Shelby County Highway No. 26.