

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Honea Properties, LLC  
4818 Caldwell Mill Lane  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Nine Hundred Eighty-Five Thousand and 00/100 (\$985,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Peoples State Bank of Commerce f/k/a First Bank of Childersburg**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Honea Properties, L.L.C.**, (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:

**A parcel of land situated in NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:**

**From a 4" x 4" concrete monument at the SE corner of Section 27, Township 19 South, Range 1 West, run thence West along the south boundary of said Section 27 a distance of 2488.85 feet to a point that is 2813.86 feet East of a 2" pipe at the SW corner of said Section 27; thence turn 81 deg. 16 min. 53 sec. right and run 2117.49 feet to a 1/2" rebar on the Northerly boundary of U.S. Highway #280 (varying width R.O.W.), being the point of beginning of herein described parcel of land; thence continue along said course and along an accepted property line a distance of 273.92 feet to a 1/2" rebar on the Southerly boundary of Shelby County Road #280 (80' R.O.W.), said point being on a curve concave right having a delta angle of 25 deg. 05 min. 16 sec. and tangents of 416.10 feet; thence turn 96 deg. 08 min. 42 sec. right and run a chord distance of 381.69 feet to a 1/2" rebar on said curve boundary at a point of intersection with the Westerly boundary of Old Harpersville Road (40' R.O.W.); thence turn 135 deg. 35 min. 00 sec. right and run 296.46 feet along said road boundary to a 1/2" rebar on the Northerly boundary of aforementioned U.S. Highway #280; thence turn 38 deg. 29 min. 30 sec. right and run 46.56 feet along said highway boundary to a 1/2" rebar; thence turn 26 deg. 33 min. 54 sec. left and run 111.80 feet along said highway boundary to the point of beginning of herein described parcel of land, situated in the NW 1/4-SE 1/4 and the NE 1/4-SW 1/4 of Section 27, Township 19 South, Range 1 West.**

**Subject to a 30' perpetual non-exclusive easement across the Southerly portion of aforescribed parcel of land, used as a service road and described to-wit: From a 1/2" rebar at the SW corner of aforescribed parcel of land, being the point of beginning of herein described 30' perpetual non-exclusive easement, run thence North along the West boundary of aforescribed parcel of land a distance of 30.00 feet to a point; thence turn 90 deg. 00 min. 00 sec. right and run 60.58 feet to a point on the Northwesterly boundary of U.S. Highway #280 (varying width R.O.W.); thence turn 153 deg. 39 min. 18 sec. right and run 67.60 feet along said highway boundary to the point of beginning of herein described perpetual non-exclusive easement.**

Subject To:

1. Ad valorem taxes for 2003 and subsequent years not yet due and payable until October 1, 2003.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 102, page 138, Deed Book 104, page 525, Deed Book 218, page 641, Deed Book 220, page 335, Real 44, page 78, and Inst. #1995-12840, in the Probate Office of Shelby County, Alabama.
3. Right(s)-of-Way(s) granted to South Central Bell Telephone as set out in Deed Book 320, page 931 and Deed Book 336, page 230, in the Probate Office of Shelby County, Alabama.
4. Right(s)-of-Way(s) granted to State of Alabama for road as set out in Deed Book 95, page 507 and Deed Book 296, page 785, in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book

13, page 180, in the Probate Office of Shelby County, Alabama.

6. Encroachment of sign off of the land as shown by the survey of Sam W. Hickey, dated September 26, 2002.

7. Encroachment(s) of power poles and overhead power lines onto the land as shown by the survey of Sam W. Hickey, dated September 26, 2002.

\$885,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 11<sup>th</sup> day of March, 2003.


Peoples State Bank of Commerce  
f/k/a First Bank of Childersburg

  
Bruce Weathers, CEO

STATE OF Tennessee )  
COUNTY OF Williamson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bruce Weathers, whose name as CEO of Peoples State Bank of Commerce, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said Peoples State Bank of Commerce.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11<sup>th</sup> day of March, 2003.

  
NOTARY PUBLIC  
My Commission Expires: June 18, 2006