

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, WEED & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
**Honea Properties, LLC**  
**4818 Caldwell Mill Road**  
**Birmingham, Alabama 35242**

STATE OF ALABAMA )

**WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Four Thousand and 00/100 (\$84,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Foothills Partners, LLC, a limited liability company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Honea Properties, LLC, a limited liability company**, (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 Attached Exhibit A for Legal Description

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

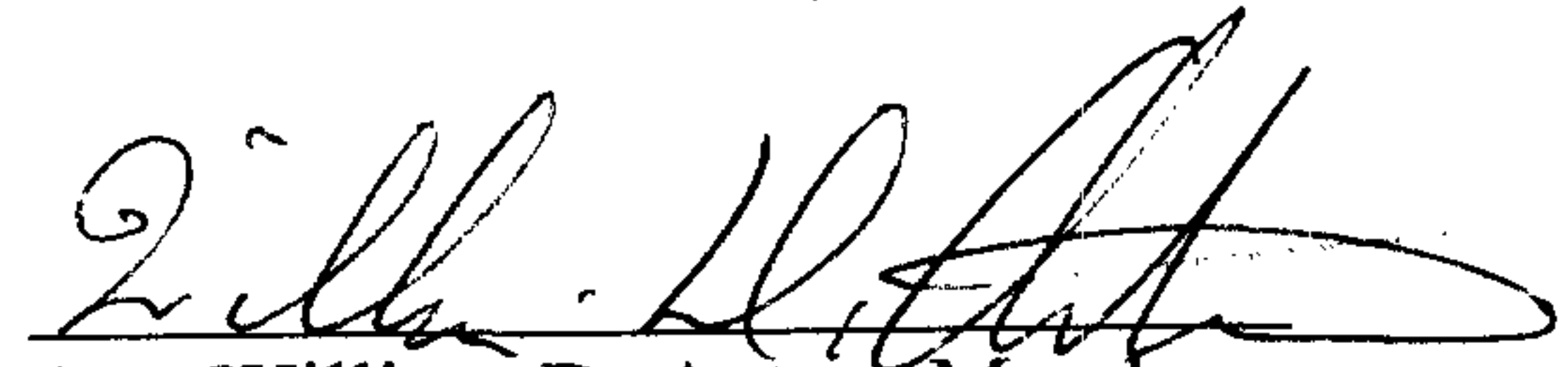
\$59,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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 his hand and seal this the 18th day of April, 2003.

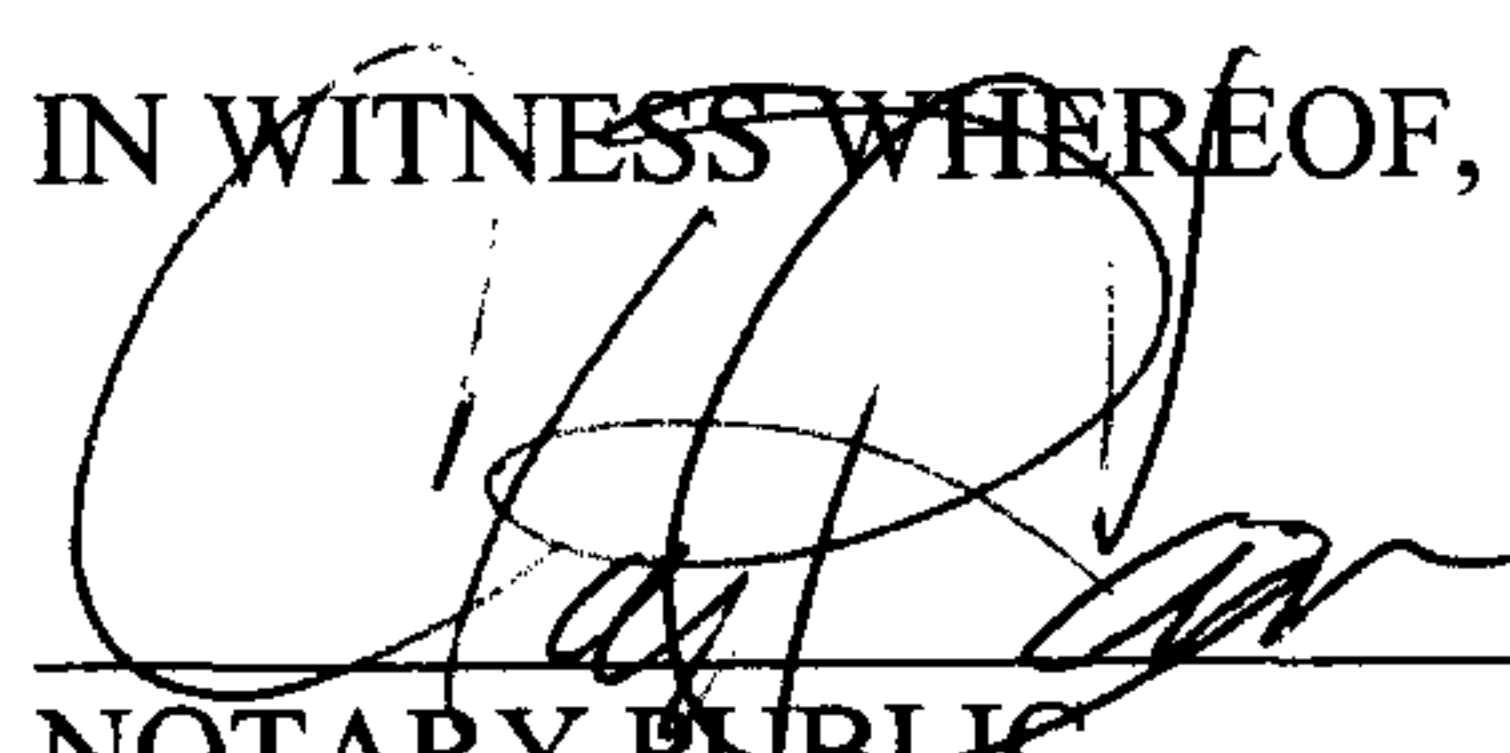
Foothills Partners, LLC

  
By: William D. Acton, Member

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William D. Acton, whose name as Member of Foothills Partners, LLC, a limited liability company, 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 member and with full authority, signed his name voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of April, 2003.

  
NOTARY PUBLIC  
My Commission Expires: 12/28/06

Boa.d.m.a. 3/26/03

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land situated in the Northwest 1/4 and the Southwest 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said Northwest 1/4 and run in an Easterly direction along the south line of said 1/4 for a distance of 1325.24 feet to a point; thence turn an angle to the left of 0 deg. 02 min. 38 sec. and run in an Easterly direction for a distance of 600.00 feet to a point; thence turn an angle to the right of 91 deg. 32 min. 49 sec. and run in a Southwesterly direction for a distance of 289.55 feet to a point on the North right of way line of Chesser Drive (Old Highway 280); thence turn an angle to the left of 102 deg. 33 min. 09 sec. and run in a Northeasterly direction along the North line of said Old Highway No. 280 for a distance of 167.06 feet to a PK nail found at the point of beginning; thence continue along last stated course for a distance of 242.52 feet to a PK nail found on the North right of way line of said Old Highway No. 280; thence turn an angle to the left of 77 deg. 26 min. 33 sec. and run in a Northwesterly direction for a distance of 210.57 feet to an iron pin found at the Southeast corner of Lot 4, Foothills of Chelsea, 2<sup>nd</sup> Sector, as recorded in Map Book 29, on page 97, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 138 deg. 02 min. 33 sec. and run in a Southwesterly direction along the Southeast line of Lot 4, Lot 3 and Lot 2, in said Foothills of Chelsea, 2<sup>nd</sup> Sector, for a distance of 354.06 feet to the point of beginning.