

SHELBY COUNTY ABSTRACT & TITLE CO., INC.


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

(Name) William H. Nelson, III
820 Shades Creek Parkway
Suite 2000
Birmingham, AL 35209

This instrument was prepared by

(Name) Newman, Miller, Leo & O'Neal
3250 Independence Drive
(Address) Birmingham, AL 35209

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama


20030505000275640 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
05/05/2003 14:09:00 FILED/CERTIFIED

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

That in consideration of Three hundred ninety-two thousand eight hundred eighty-eight and 51/100
and other good and valuable consideration Dollars (\$392,888.51)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, William E. Carbone, Jr., an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
William H. Nelson, III, a married man

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

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to all easements, restrictions and rights of way of record.

As a part of the consideration for this conveyance the Grantee herein expressly
assumes and agrees to pay the balance owing on that certain promissory note . .
dated February 1, 2001 in the original principal sum of \$280,000 secured by and
described in mortgage recorded on February 2, 2001 in Instrument #2001-3814 in the
Probate Records of Shelby County, Alabama, said mortgagee being James Alton Wright.

\$190,000.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith, and which is second and subordinate to
the first mortgage recited above.

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, I have hereunto set my hands(s) and seal(s), this 2
day of May, 2003

.....(Seal) William E. Carbone, Jr.(Seal)
.....(Seal)(Seal)
.....(Seal)(Seal)

STATE OF ALABAMA }
Jefferson COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that William E. Carbone, Jr., an unmarried man
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 conveyance he has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2 day of May, 2003 A. D.,

Candice Estelle McPherson
My Comm. exp. 9/29/05.

EXHIBIT A

From the NE corner of the SW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, run Westerly along the North boundary line of said 1/4 - 1/4 section 313.96 feet; thence turn an angle of $99^{\circ}00'40''$ to the left and run SE 175 feet; thence turn an angle of $66^{\circ}06'$ to the right and run SW 224.93 feet to the point of beginning of the land herein described and conveyed; thence continue SW along the last said course for 250 feet, more or less, to a point on the East right of way line of U.S. 31 Highway; thence turn an angle of 95° to the left and run SE along the East right of way line of said highway for 104.71 feet; thence turn an angle of 85° to the left and run NE 250 feet; thence turn an angle of 95° to the left and run NW 104.71 feet to the point of beginning. This land being part of the SW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West and being 0.598 acres, more or less.

AND:

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of said 1/4 - 1/4 section; thence in a Westerly direction along the North line of said 1/4 - 1/4 section a distance of 313.96 feet; thence $99^{\circ}00'40''$ left in a SE direction a distance of 175 feet; thence $66^{\circ}06'$ right in a SW direction a distance of 342.93 feet, more or less, to the NE side of a building and the point of beginning; thence 90° right in a NW direction, along the NE side of said building a distance of 0.5 feet to the Northerly corner of said building; thence 90° left in a SW direction along the NW side of said building a distance of 132 feet, more or less, to the East right of way line of U.S. Highway 31, thence 95° left in a SE direction along the East right of way of said highway a distance of 0.5 feet; thence 85° left in a NE direction a distance of 132 feet, more or less, to the point of beginning.