

This instrument was prepared by:

Grantee's address:
30 Shore Lane
Shelby, AL 35143

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Ninety-eight Thousand and no/100 DOLLARS (\$398,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Maurice Pearson (aka Maurice G. Pearson) and Lois R. Pearson, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto William A. Venable (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Parcel #3

From a 3" capped pipe at the S.E. corner of Section 15, Township 22 South, Range 1 East, run thence North along the East boundary of the SE 1/4-SE 1/4 of said Section 15 a distance of 1293.79 feet to a 1/2" rebar on the Southerly boundary of Shelby County Highway #42 (80' R.O.W.), said point being 39.87 feet South of a railroad spike at the N.E. corner of said SE 1/4-SE 1/4, said point also being on a curve concave left, having a delta angle of 09° 37' 32" and tangents of 396.63 feet; thence turn 86° 04' 32" left and run a chord distance of 80.41 feet to a 1/2" rebar on said curve boundary; thence turn 01° 19' 00" left and run a chord distance of 136.03 feet to the P.T.; thence turn 00° 49' 38" left and run 322.15 feet along said highway boundary to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along said highway boundary a distance of 92.22 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 34° 28' 02" and tangents of 637.41 feet; thence turn 04° 42' 48" right and run a chord distance of 337.69 feet to a 1/2" rebar on said curve boundary; thence turn 113° 09' 27" left and run 138.02 feet to a 1/2" rebar; thence turn 09° 56' 20" right and run 219.70 feet to a 1/2" rebar; thence turn 85° 29' 27" left and run 76.95 feet to a 1/2" rebar; thence turn 31° 57' 42" right and run 102.95 feet to a 1/2" rebar; thence turn 30° 00' 39" right and run 97.18 feet to a 1/2" rebar; thence turn 122° 05' 41" left and run 140.89 feet to a 1/2" rebar; thence turn 48° 55' 49" right and run 125.98 feet to a 1/2" rebar; thence turn 84° 40' 12" left and run 290.29 feet to the point of beginning of herein described parcel of land, containing 3.23 acres, situated in the E 1/2-SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama.

William A. Venable

Parcel #4

From a 3" capped pipe at the N.E. corner of Section 22, Township 22 South, Range 1 East, run thence South along the East boundary of said Section 22 a distance of 789.02 feet to a 1" pipe that is 2619.66 feet North of a 3" pipe at the S.E. corner of said Section 22, said point being on the Northerly boundary of Louisville-Nashville Railroad (100' R.O.W.); thence turn $110^{\circ} 45' 32''$ right and run 810.18 feet along said railroad boundary to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along said railroad boundary a distance of 673.54 feet to a 1/2" rebar on the West boundary of Fraction "A" of aforementioned Section 22, Township 22 South, Range 1 East; thence turn $68^{\circ} 25' 10''$ right and run 229.33 feet to a railroad rail accepted as the S.E. corner of the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, thence turn $90^{\circ} 09' 30''$ left and run 575.78 feet along the accepted South boundary of said SW 1/4-SE 1/4 to a 1/2" rebar that is 773.79 feet East of a 1.5" pipe accepted as the S.W. corner of said SW 1/4-SE 1/4, said point being on the Northerly boundary of aforementioned Louisville-Nashville Railroad; thence turn $21^{\circ} 44' 20''$ right and run 828.81 feet along said railroad boundary to a 1/2" rebar on the accepted West boundary of the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, said point being 307.00 feet North of a 1.5" pipe accepted as the S.W. corner of said SW 1/4-SE 1/4; thence turn $68^{\circ} 59' 40''$ right and run 1023.29 feet to a 1.5" pipe accepted as the S.W. corner of the NW 1/4-SE 1/4 of said Section 15; thence turn $00^{\circ} 13' 23''$ right and run 1057.18 feet along the accepted West boundary of said NW 1/4-SE 1/4 to a 1/2" rebar that is 1616.44 feet South of a railroad rail accepted as the N.W. corner of the SW 1/4-NE 1/4 of said Section 15, said point being on the Southerly boundary of Shelby County Highway #42 (80' R.O.W.); thence turn $125^{\circ} 05' 20''$ right and run 1135.97 feet along said highway boundary to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of $34^{\circ} 28' 02''$ and tangents of 637.41 feet; thence turn $12^{\circ} 31' 13''$ left and run a chord distance of 890.94 feet to a 1/2" rebar on said curve boundary; thence turn $49^{\circ} 36' 33''$ right and run 138.02 feet to a 1/2" rebar; thence turn $09^{\circ} 56' 20''$ right and run 219.70 feet to a bolt; thence turn $85^{\circ} 29' 27''$ left and run 76.95 feet to a 1/2" rebar; thence turn $31^{\circ} 57' 42''$ right and run 102.95 feet to a 1/2" rebar; thence turn $30^{\circ} 00' 39''$ right and run 97.18 feet to a 1/2" rebar; thence turn $122^{\circ} 05' 41''$ left and run 140.89 feet to a 1/2" rebar; thence turn $48^{\circ} 55' 49''$ right and run 125.98 feet to a 1/2" rebar; thence turn $84^{\circ} 40' 12''$ left and run 55.00 feet to a 1/2" rebar; thence turn $91^{\circ} 13' 26''$ right and run 427.84 feet along an accepted property line to a 1/2" rebar; thence turn $96^{\circ} 29' 21''$ right and run 172.14 feet to a 1/2" rebar; thence turn $70^{\circ} 50' 00''$ right and run 413.95 feet to a 1/2" rebar; thence turn $77^{\circ} 19' 05''$ left and run 160.30 feet to a 1/2" rebar; thence turn $08^{\circ} 19' 04''$ right and run 624.46 feet to a 1/2" rebar; thence turn $46^{\circ} 15' 57''$ right and run 268.91 feet to a 1/2" rebar; thence turn $18^{\circ} 56' 57''$ left and run 261.29 feet to a 1/2" rebar; thence turn $40^{\circ} 06' 58''$ left and run 118.22 feet to the point of beginning of herein described parcel of land, containing 89.49 acres, situated in the SE 1/4 of Section 15, Township 22 South, Range 1 East, and Fraction "A" of Section 22, Township 22 South, Range 1 East, Shelby County, Alabama, subject to rights-of-way and easements of record.

Parcel #5

From a 1.5" pipe accepted as the S.W. corner of the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, being the point of beginning of herein described parcel of land, run thence North a distance of 199.88 feet to a 1/2" rebar that is 1130.41 feet South of a 1.5" pipe accepted as the N.W. corner of said SW 1/4-SE 1/4, said point being on the Southerly boundary of Louisville-Nashville Railroad (100'

R.O.W.); thence turn 111° 00' 20" right and run 539.62 feet to a 1/2" rebar on the accepted South boundary of said SW 1/4-SE 1/4, said point being 845.77 feet West of a railroad rail accepted as the S.E. corner of said SW 1/4-SE 1/4; thence turn 158° 15' 40" right and run 503.80 feet to the point of beginning of herein described parcel of land, containing 1.16 acres, situated in the SW 1/4-SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama, subject to rights-of-way and easements of record.

According to survey and plat of Sam W. Hickey, Ala. Reg. No. 4848, dated April 25, 2003.

\$130,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 1st day of July, 2003.

Maurice Pearson
Maurice Pearson

Lois R. Pearson
by Lois R. Pearson as attorney in fact

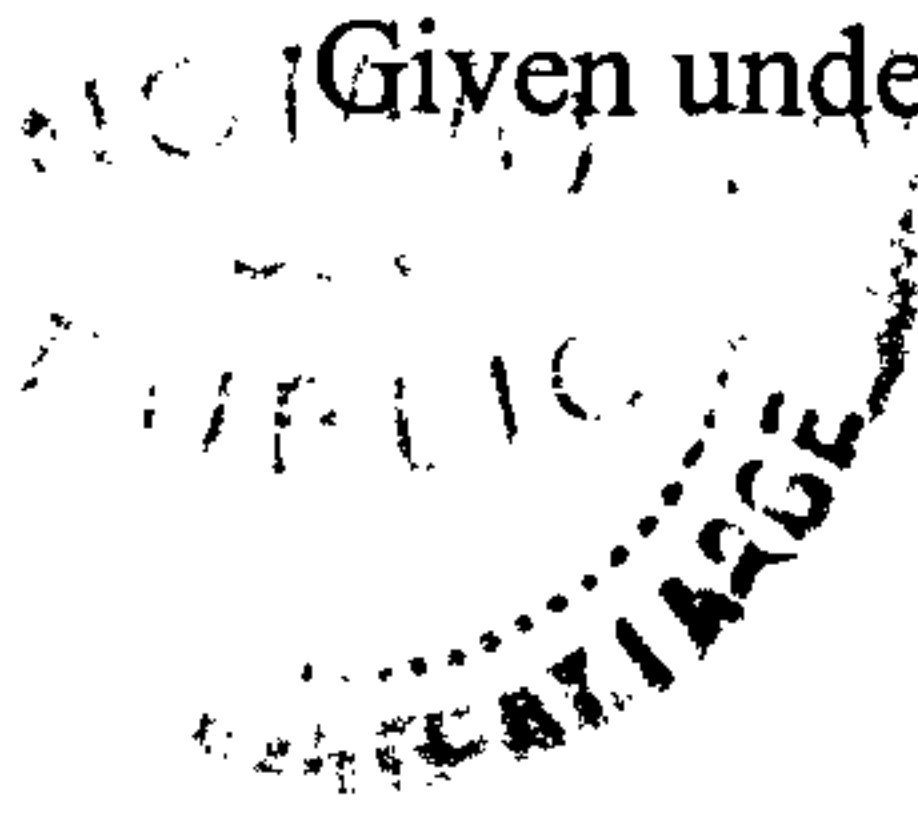
Lois R. Pearson
Lois R. Pearson

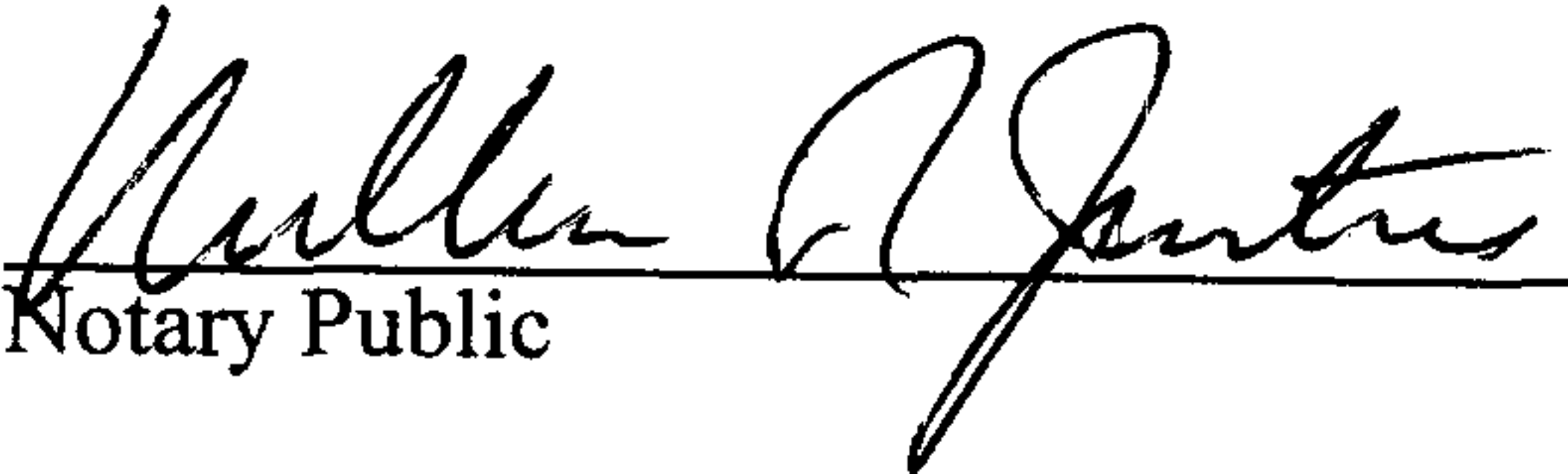
STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment by Attorney in Fact

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lois R. Pearson, whose name as Attorney in Fact for Maurice Pearson 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, she, as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said Maurice Pearson.

Given under my hand and official seal, this the 1st day of July, 2003.





Notary Public

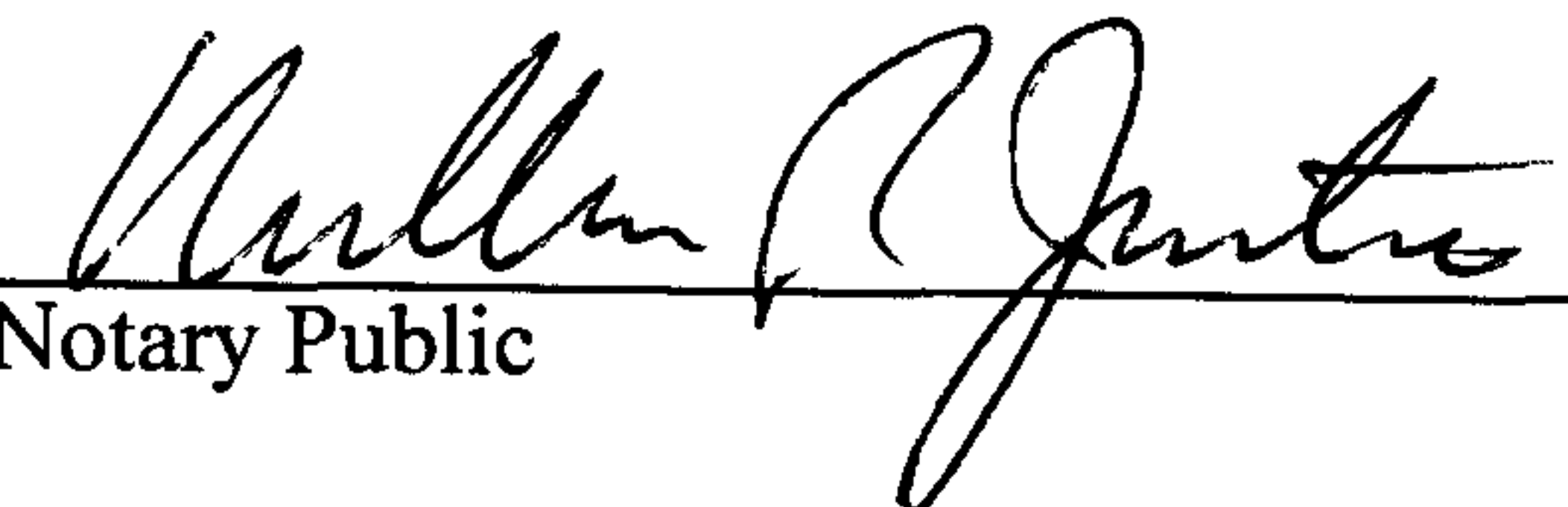
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois R. Pearson, wife of Maurice Pearson, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2003.





Notary Public