


Send Tax Notice to:
Stan Parker Development, L.L.C.

*3004 Dundee LN
Birmingham, AL 35242*

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020


20030730000488480 Pg 1/2 32.00
Shelby Cnty Judge of Probate, AL
07/30/2003 09:53:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of THREE HUNDRED FIFTY SIX THOUSAND FOUR HUNDRED AND 00/100 (\$356,400.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JOHN AMBROSE, JR., a married man and JARRELL ELAINE AMBROSE TAYLOR, a married woman (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto STAN PARKER DEVELOPMENT, L.L.C. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the N ½ of Section 9 and the SE ¼ of the SW ¼ of Section 4, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the SE ¼ of the NE ¼ of said Section 9; thence North 64 degrees 25 minutes 00 seconds West along the Southwesterly boundary line of Woodland Hills, 1st Phase, 5th Sector, as recorded in Map Book 7 page 152 in the Office of the Judge of Probate, Shelby County, Alabama, a distance of 1270.01 feet to the POINT OF BEGINNING; thence continue along last described course a distance of 1141.89 feet to a point on the Easterly boundary line of Lot 40, Woodland Hills, 1st Phase, 4th Sector as recorded in Map Book 6, page 24 in the Office of the Judge of Probate, Shelby County, Alabama; thence South 24 degrees 07 minutes 39 seconds West a distance of 264.41 feet to the most Southerly corner of Lot 63 of said Woodland Hills, 1st Phase, 4th Sector; thence North 65 degrees 52 minutes 21 seconds West along the Southwesterly line of said Woodland Hills, 1st Phase, 4th Sector, a distance of 1498.40 feet; thence North 24 degrees, 07 minutes, 39 seconds East a distance of 38.83 feet; thence North 74 degrees 02 minutes 21 seconds West a distance of 53.54 feet to a point on the Easterly ROW line of Shelby County Highway #17; thence South 16 degrees 04 minutes 23 seconds West along said ROW line a distance of 31.54 feet; thence North 65 degrees 52 minutes 21 seconds West along ROW line a distance of 12.89 feet; thence South 16 degrees 27 minutes 34 seconds West along said ROW line a distance of 911.80 feet; thence leaving said ROW line, South 83 degrees 12 minutes 57 seconds East a distance of 657.24 feet; thence South 34 degrees 29 minutes 50 seconds West a distance of 101.96 feet; thence North 86 degrees 31 minutes 32 seconds East a distance of 2224.36 feet; thence North 21 degrees 57 minutes 26 seconds East a distance of 12.83 feet to the POINT OF BEGINNING. All being situated in Shelby County, Alabama.

Subject to:

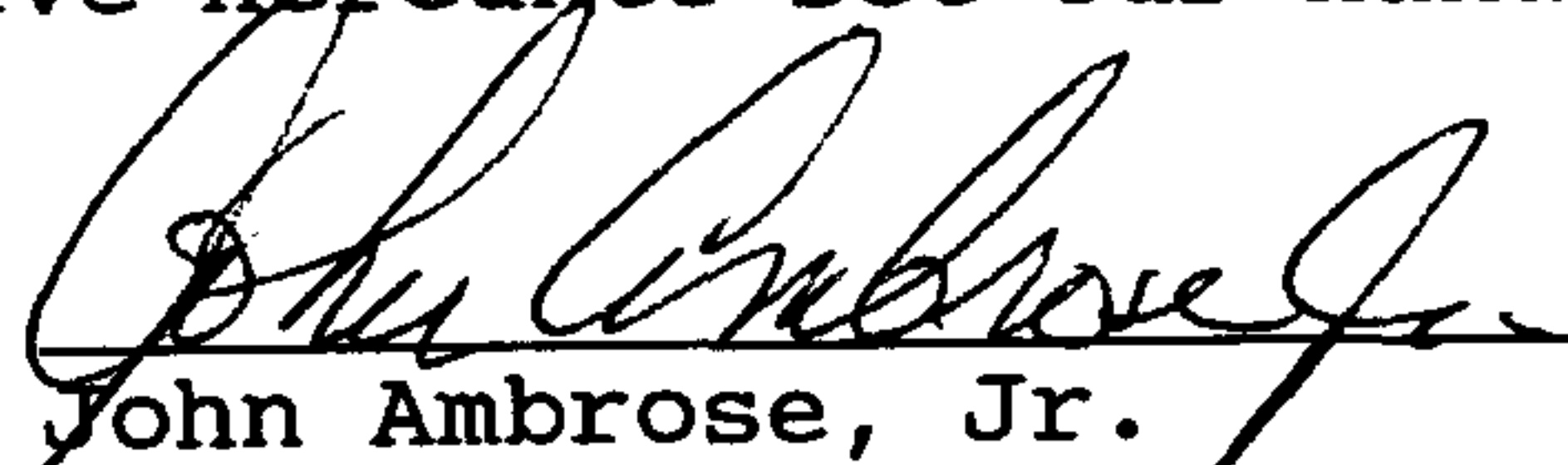
- (1) Taxes for the year 2003 and subsequent years not yet due and payable.
- (2) Transmission Line Permit(s) to Alabama Power Company in Deed 1007, page 526.
- (3) Right(s) of Way(s) granted to Shelby County in Deed 154, page 496.
- (4) Overlap of driveway as shown on Southwest side on survey of Robert Farmer dated January 27, 1998.

The above described property does not constitute the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of July, 2003.

 (Seal)
John Ambrose, Jr.

 (Seal)
Jarrell Elaine Ambrose Taylor

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Ambrose, Jr. and Jarrell Elaine Ambrose Taylor, whose names 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 28th day of July, 2003.


Notary Public

My Commission Expires: 4-8-2005