


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
George & Carolyn Neal
4200 Cliff Road
Birmingham, AL 35222

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20031112000747450 Pg 1/4 75.50
Shelby Cnty Judge of Probate, AL
11/12/2003 09:45:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTY THREE THOUSAND FIVE HUNDRED AND NO/00 (\$183,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **LAND BANK, LLC, a limited liability corporation (herein referred to as grantor)** grant, bargain , sell and convey unto, **GEORGE M. NEAL, JR. AND CAROLYN F. NEAL (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

George M. Neal, Jr. and Jack Neal are one and the same person.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of November 2003.

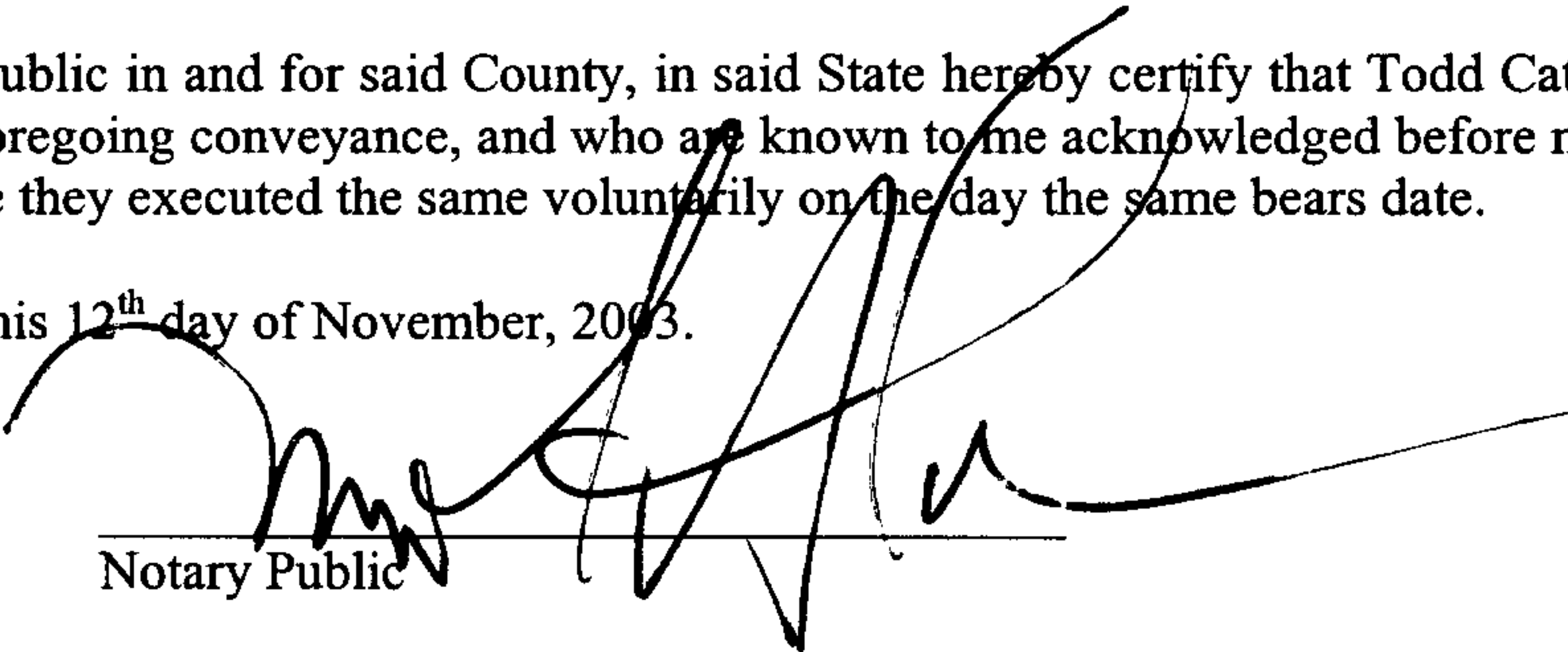
Land Bank, LLC


Todd Caton, as a Member of Land Bank, LLC

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Todd Caton as a Member of Land Bank, LLC 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 12th day of November, 2003.


Notary Public

My commission expires: 10/16/04

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION

PARCEL I

COMMENCE AT AN EXISTING ½" FLAT IRON AT THE NORTHWEST CORNER OF THE SW ¼ OF THE NW ¼, SECTION 12, T-19-S, R-2-EAST, SHELBY COUNTY, ALABAMA AND RUN S 00° 04'33"W, ALONG THE WEST LINE OF THE SW ¼ OF THE NW ¼ AND THE NW ¼ OF THE SW ¼ A DISTANCE OF 2590.02 FEET TO AN EXISTING ½" REBAR AT THE SOUTHWEST CORNER OF PARCEL #16 IN STANDRIDGE DIVISION I, AS RECORDED IN MAP BOOK 31, PAGE 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE S89°06'16"E, ALONG THE SOUTH LINE OF SAID PARCEL #16 A DISTANCE OF 1295.40 FEET TO AN EXISTING FENCE CORNER; THENCE S03°02'59"E, ALONG THE WEST LINE OF PARCELS #17 AND 22 OF SAID STANDRIDGE DIVISION I A DISTANCE OF 1301.21 FEET TO AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF SAID PARCEL #22; THENCE RUN N89°50'30"E, ALONG THE SOUTH LINE OF PARCEL #22 A DISTANCE OF 814.31 FEET TO THE SOUTHWEST CORNER OF PARCEL #23 OF SAID STANDRIDGE DIVISION I, THE POINT OF BEGINNING; THENCE N11°49'41"W, ALONG THE CENTER OF A 60' WIDE INGRESS-EGRESS AND UTILITY EASEMENT A DISTANCE OF 61.27 FEET; THENCE N89° 50'30"E, A DISTANCE OF 537.98 FEET; THENCE N69°14'06"E, A DISTANCE OF 2,414.67 FEET TO THE ALABAMA POWER PROJECT BOUNDARY THE 408 CONTOUR LINE OF THE COOSA RIVER; THENCE A CHORD BEARING AND DISTANCE ALONG SAID CONTOUR OF S17°09'06"E, 393.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE SEA BOARD RAILROAD: THENCE ALONG THE NORTHERLY AND NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD THE FOLLOWING NINE (9) CHORDS; (1) THENCE S73°59'31"W, A DISTANCE OF 617.63 FEET; (2) THENCE S73°33'33"W, A DISTANCE OF 187.08 FEET; (3) THENCE S70°18'57"W, A DISTANCE OF 135.14 FEET; (4) THENCE S66°35'59"W, A DISTANCE OF 121.48 FEET ; (5) THENCE S65°26'15"W, A DISTANCE OF 178.56 FEET; (6) THENCE S54°27'04"W, A DISTANCE OF 195.06 FEET; (7) THENCE S48°28'04"W, A DISTANCE OF 483.20 FEET; (8) THENCE S45°10'48"W, A DISTANCE OF 186.28 FEET; (9) THENCE S45°20'39"W, A DISTANCE OF 790.93 FEET; THENCE N00°52'01"E, LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 972.08 FEET TO A NAIL IN PINE STUMP; THENCE S89°50'30"W, A DISTANCE OF 524.52 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION BEING ALL OF PARCEL #23 IN STANDRIDGE DIVISION 1, AS RECORDED IN MAP BOOK 31, PAGES 110B AND 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

SCHEDULE A, CONTINUED
LEGAL DESCRIPTION, CONTINUED

PARCEL II

COMMENCE AT AN EXISTING ½" FLAT IRON AT THE NORTHWEST CORNER OF THE SW ¼ OF THE NW ¼, SECTION 12, T-19-S, R-2 EAST, SHELBY COUNTY, ALABAMA AND RUN S00°04'33"W, ALONG THE WEST LINE OF THE SW1/4 OF THE NW ¼ AND THE NW ¼ OF THE SW ¼ A DISTANCE OF 2590.02 FEET TO AN EXISTING 1/2" REBAR AT THE SOUTHWEST CORNER OF PARCEL #16 IN STANDRIDGE DIVISION 1, AS RECORDED IN MAP BOOK 31, PAGE 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA; THENCE S89°06'16" E, ALONG THE SOUTH LINE OF SAID PARCEL #16 A DISTANCE OF 1295.40 FEET TO AN EXISTING FENCE CORNER; THENCE S03°02'59"E, ALONG THE WEST LINE OF PARCELS #17 AND 22 OF SAID STANDRIDGE DIVISION 1 A DISTANCE OF 1301.21 FEET TO AN EXISTING FENCE CORNER AT THE SOUTHWEST CORNER OF SAID PARCEL #22; THENCE RUN N89°50'30"E, ALONG THE SOUTH LINE OF PARCEL #22 A DISTANCE OF 814.31 FEET TO THE SOUTHWEST CORNER OF PARCEL #23 OF SAID STANDRIDGE DIVISION 1; THENCE N11°49'41"W, ALONG THE CENTERLINE OF A 60 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT A DISTANCE OF 61.27 FEET TO THE SOUTHWEST CORNER OF PARCEL #22, THE POINT OF BEGINNING; THENCE CONTINUE N11°49'41" W, ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 200.32 FEET TO THE CENTER OF SPRING CREEK; THENCE ALONG THE CENTER OF SPRING CREEK THE FOLLOWING FOURTEEN(14) CHORD BEARINGS AND DISTANCES (1) N66°07'44"E, A DISTANCE OF 634.05 FEET; (2) THENCE N59°21'38"E, A DISTANCE OF 225.36 FEET; (3) THENCE N39°06'03"E, A DISTANCE OF 207.67 FEET; (4) THENCE N59°43'10"E, A DISTANCE OF 167.98 FEET; (5) THENCE N38°06'04"E, A DISTANCE OF 135.00 FEET; (6) THENCE N14°39'05"E, A DISTANCE OF 521.56 FEET; (7) THENCE N44°02'30"E, A DISTANCE OF 120.88 FEET; (8) THENCE N80°29'49"E, A DISTANCE OF 685.00 FEET; (9) THENCE S83°51'11"E, A DISTANCE OF 189.85 FEET; (10) THENCE S49°09'26"E, A DISTANCE OF 70.86 FEET; (11) THENCE S01°46'20"W, A DISTANCE OF 140.55 FEET (12) THENCE S69°53'19"E, A DISTANCE OF 155.84 FEET; (13) THENCE S40°14'56"E, A DISTANCE OF 98.67 FEET; (14) THENCE N 75°01'00"E, A DISTANCE OF 306.45 FEET TO THE ALABAMA POWER PROJECT BOUNDARY THE 408 CONTOUR LINE OF THE COOSA RIVER ALSO BEING THE NORTHEAST CORNER OF PARCEL #22 OF SAID STANDRIDGE DIVISION 1; THENCE RUN A CHORD BEARING OF S07°36'37"E, ALONG SAID CONTOUR A CHORD DISTANCE OF 514.33 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 22; THENCE S69°14'06"W, ALONG THE SOUTHEAST LINE OF SAID PARCEL #22 A DISTANCE OF 2,414.67

**SCHEDULE A, CONTINUED
LEGAL DESCRIPTION, CONTINUED**

FEET; THENCE S89°50'30"W, ALONG THE SOUTH LINE OF SAID PARCEL #22 A DISTANCE OF 537.98 FEET (PASSING THRU A POINT ON THE EAST LINE OF SAID 60' WIDE INGRESS/EGRESS AND UTILITY EASEMENT AT 507.35 FEET) TO THE POINT OF BEGINNING.

SAID DESCRIPTION BEING PART OF PARCEL #22 IN STANDRIDGE DIVISION 1, AS RECORDED IN MAP BOOK 31, PAGES 110B AND 110D, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

ALSO A 60' INGRESS, EGRESS & UTILITY EASEMENT:

COMMENCE AT AN EXISTING 2" PIPE AT THE NORTHWEST CORNER OF SECTION 12 TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN S01°04'01"E, A DISTANCE OF 1069.64 FEET TO AN EXISTING ½" CAPPED REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD #60 (80' RIGHT-OF-WAY); THENCE RUN ALONG SAID RIGHT-OF-WAY WITH THE FOLLOWING CHORD BEARING & DISTANCE S85°38'21"E, A DISTANCE OF 1206.07 FEET TO THE CENTERLINE OF A 60' WIDE INGRESS, EGRESS & UTILITY EASEMENT BEING THE POINT OF BEGINNING; THENCE S04°53'17"E, A DISTANCE OF 704.11 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 100°43'25"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 219.74 FEET; THENCE N74°23'18"E, A DISTANCE OF 256.36 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 92°41'44"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 161.78 FEET; THENCE S12°54'58"E, A DISTANCE OF 124.92 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 07°07'35"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 124.38 FEET; THENCE S05°47'23"E, A DISTANCE OF 114.96 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 49°40'24" THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 238.41 FEET; THENCE S55°27'48"E, A DISTANCE OF 146.85 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 81°45'29"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 677.80 FEET THENCE S26°17'41"W, A DISTANCE OF 485.76 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 38°07'22"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 565.56 FEET; THENCE S11°49'41"E, A DISTANCE OF 1,066.18 FEET TO THE POINT OF TERMINATION.