

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203
Telephone: (205) 251-1164

Send Tax Notice To:

Seaman Capital, L.L.C.
3 Cherry Hills
SHOAL CREEK, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of ONE HUNDRED FIFTY THOUSAND and No/100 (\$150,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Mildred R. Davis Morrison and husband, William G. Morrison** (hereinafter referred to as Grantors), do hereby grant, bargain, sell and convey unto **Seaman Capital, L.L.C., an Alabama limited liability company** (hereinafter referred to as Grantee), all of Grantors' interest in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

From a pine knot in a rock pile accepted as the S.W. corner of Section 2, Township 18 South, Range 1 East, being the point of beginning of the herein described parcel of land, run thence North along the West boundary of said Section 2 a distance of 1341.08 feet to a pine knot in a rock pile at the N.W. corner of the SW Quarter of the SW Quarter of said Section 2, said point being 3980.56 South of a 3' capped pipe accepted as the N.W. corner of said Section 2; thence turn 91°43'38" right and run 1322.78 feet along an accepted property line to a ½" rebar accepted as the N.E. corner of aforementioned SW ¼ - SW ¼; thence turn 88°32'12" right and run 1205.19 feet to a ½" rebar that is 125.00 feet North of a ½" rebar accepted as the S.E. corner of said SW ¼ - SW ¼; thence turn 77°50'32" left and run 645.68 feet to a 5/8" rebar on the North boundary of the NE ¼ - NW ¼ of Section 11, Township 18 South, Range 1 East, said point being 3331.44 West of a 1.5" capped pipe accepted as the N.E. corner of said Section 11, thence turn 78°27'28" right and run 820.52 feet along an accepted property line to a 5/8" rebar; thence turn 88°54'24" right and run 176.95 feet along an accepted property line to a 5/8" rebar; thence turn 91°05'16" right and run 825.07 feet along an accepted property line to a 1" pipe on the North boundary of aforementioned Section 11; thence turn 89°36'47" left and run 454.30 feet to a ½" rebar accepted as the S.E. corner of the SW ¼ - SW ¼ of Section 2, Township 18 South, Range 1 East; thence continue along said course a distance of 1316.30 feet to the point of beginning of the herein described parcel of land, situated in the S ½ - SW ¼ of Section 2, Township 18 South, Range 1 East and the NE ¼ - NW ¼ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama. Subject to rights of way and easements of record.

ALSO, a 20' easement for ingress and egress to-wit: From a pine knot in a rock pile accepted as the N.W. corner of Section 11, Township 18 South, Range 1 East, run thence along the North boundary of said Section 11 a distance of 1316.30 feet to a ½" rebar accepted as the N.W. corner of the NE ¼ - NW ¼ of

said Section 11; thence continue along said course a distance of 454.30 feet to a 1" pipe that is 3508.44 feet West of a 1.5" capped pipe accepted as the N.E. corner of said Section 11; thence turn 89°36'48" right and run 825.07 feet along an accepted property line to a 5/8" rebar, being the point of beginning of the herein described 20' easement for ingress and egress; thence continue along said course and along an accepted property line a distance of 426.30 feet to a 1/2" rebar on the Northerly boundary of Shelby County Road #480 (80' R.O.W.); thence turn 90°20'49" left and run 20.00 feet along said road boundary to a 1/2" rebar; thence turn 89°39'11" left and run 426.56 feet to a 1/2" rebar on an accepted property line; thence turn 91°05'16" left and run 20.00 feet to the point of beginning of the herein described 20' easement for ingress and egress.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Easement on side of lot as shown on recorded map in Volume 353, Page 920, in the Office of the Judge of Probate of Shelby County, Alabama.

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

And Grantors do for themselves and for their heirs, personal representatives and assigns, covenant with the said Grantee, its successors and assigns that Grantors are lawfully seized in fee simple of said premises; that said property is free from all encumbrances; unless otherwise noted above; that they have a good right to sell and convey the same to the said Grantee, that they will and their heirs, personal representatives and assigns 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, the undersigned have hereunto set their hands and seals on this the 13th day of November 2003.


MILDRED R. DAVIS MORRISON (SEAL)

WILLIAM G. MORRISON (SEAL)

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Mildred R. Davis Morrison and husband, William G. Morrison, 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 13th day of November 2003.


NOTARY PUBLIC
My commission expires: 3/5/04