

This Instrument Prepared By:
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Send Tax Notice To:

WARRANTY DEED



20031124000770830 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/24/2003 14:44:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two hundred seventy-five thousand and 00/100 Dollars (\$275,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, PZ, Inc., herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto W.A. McNeely and Kenneth Carter, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

All of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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 said Grantee, their 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, his successors and assigns forever, against the lawful claims of all persons.

21 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 21 day of NOVEMBER, 2003.

PZ, Inc.

By: [Signature]
Its: Sec/Treas

STATE OF ALABAMA)
[Signature] COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JILL Z. HUDSON, whose name as Sec/Treas of PZ, Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 21 day of NOV, 2003.

[Signature]
Notary Public

My Commission Exp. 3-1-06

Burford

EXHIBIT 'A'
P 2 to McNelly & Carter

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Parcel I

A parcel of land situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West and run in a Northerly direction along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 1134.08 feet to a point on the Southwesterly line of a 100 foot wide Atlantic Coast Line and L & N Railroad right of way; thence 130 deg. 20 min. 19 sec. to the right in a Southeasterly direction along the Southwesterly right of way line of the aforementioned railroad right of way a distance of 1728.05 feet to a point on the East line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 14; thence 49 deg. 42 min. 58 sec. to the right in a Southerly direction along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 54.07 feet to the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence 91 deg. 37 min. 20 sec. to the right in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 758.38 feet to a point; thence 90 deg. 00 min. to the right in a Northerly direction a distance of 125.00 feet to a point; thence 90 deg. 00 min. to the left in a Westerly direction a distance of 75.00 feet to a point; thence 90 deg. 00 min. to the left in a southerly direction a distance of 125.00 feet to a point on the South line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 14; thence 90 deg. 00 min. to the right in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 484.31 feet to the point of beginning.

Parcel II

A parcel of land situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West and run in an Easterly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 369.97 feet to the point of beginning of the parcel herein described; thence continue in an Easterly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 60.03 feet to a point; thence 88 deg. 17 min. to the right in a Southerly direction a distance of 139.00 feet to a point on the northerly right of way line of Sykes Street a 30 foot public road right of way; thence 90 deg. 00 min. to the right in a Westerly direction along the Northerly right of way line of Sykes Street a distance of 60.00 feet to a point; thence 90 min. 00 min. to the right in a Northerly direction a distance of 140.80 feet to the point of beginning.

Parcel III

A permanent non-exclusive 20 foot wide easement for ingress, egress and installation and maintenance of utilities and utility lines as follows:

Commence at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West; thence East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 354.81 feet; thence left 90 deg. a distance of 10 feet to the beginning of the centerline of a 20 foot easement, 10 feet each side of the following described line; thence right 90 deg. a distance of 264.50 feet to the end of the centerline of said easement.

Parcel IV

A permanent non-exclusive 10 foot wide easement for ingress, egress and installation and maintenance of utilities and utility lines as follows:

Commence at the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West; thence East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 375.05 feet to the beginning of the centerline of a 10 foot easement, 5 feet each side of the following described line; thence right 88 deg. 35 min. 37 sec. a distance of 150.80 feet more or less to the Northerly right of way line of Sykes Street and the end of said 10 foot easement.

All being situated in Shelby County, Alabama.