This instrument was prepared by:

Please Send Tax Notice to:

Stephen D. Keith 230 Bearden Road Pelham, Alabama 35124 JACKSON EAGLE, LLC

304 Cross Grove CARE

Birmyan, Ac 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty Seven Thousand And 00/100 Dollars (\$67,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, Gary Ralph Franklin, married, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Jackson Eagle, LLC (hereinafter referred to as Grantee) its successors and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A", attached hereto and incorporated herein by reference. No portion of the hereindescribed property constitutes the homestead of the Grantor, or that of his spouse.

(\$56,100.00 of the purchase price being paid with a mortgage loan executed contemporaneously herewith)

Subject to:

Taxes for the year 2004 and all subsequent years.

Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever, together with every contingent remainder and right of reversion

And Grantor does for himself, his heirs and assigns covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns will warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 25 Day of 1003.

			Gary Kalph Fra		
State of Alabama SHELBY	a County				

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Gary Ralph Franklin whose name is signed to the foregoing conveyance, and who appeared before me and who is known to me acknowledged before me on this day, that being informed of the contents he executed the same voluntarily for and as his act on the day same bears date.

Given under my hand and seal this ______ day of ______, in the year 2003.

Notary Public
My Commission Expires: 3/21/2009

205669300

EXHIBIT A

20031201000776420 Pg 2/2 25.00 Shelby Cnty Judge of Probate, AL 12/01/2003 09:16:00 FILED/CERTIFIED

Lot No. 119, as shown on a map entitle "Property Line Map, Suluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the intersection of the North right of way line of 1st Avenue and the West right of way line Montevallo RE., (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Street & Easements, Town of Siluria, Ala.; thence Northwesterly along said right of way line of 1st Avenue for 143.00 feet; thence 90 degrees 00 minutes right and run Northeasterly for 48.00 feet; thence 90 degrees 00 minutes right and run Southeasterly for 142.37 feet to a point on the Westerly right of way line of Montevallo Road, thence 89 degrees 17 minutes right and run Southwesterly along said right of way line of Montevallo Road for 48.00 feet to the point of beginning. Situated in Shelby County, Alabama.

GR

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