

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Charles H. Moses, III
MOSES & MOSES, P.C.
3500 Blue Lake Drive, Suite 295
Birmingham, AL 35243
(205) 967-0901

Mary Woodfin and Gregory Woodfin
22424 Highway 31
Thorsby, AL 35171

90,000

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 27th day of December, 2003, by GREGORY W. WOODFIN AND MARY C. WOODFIN (hereinafter referred to as the "Grantor"), to GREGORY W. WOODFIN and MARY C. WOODFIN, tenants in common (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN AND NO/100 DOLLARS (\$ 10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, the Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee the real estate described on Exhibit A attached hereto (the "Subject Property") situated in Shelby County, Alabama.

SUBJECT TO mineral and mining rights; easements, covenants, conditions, rights-of-way and restrictions of record; building lines of record; any lease or leases currently in effect relating to all or any portion of the property; and present zoning ordinances.

The Subject Property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said Grantee, Grantee's heirs, personal representatives, successors, and assigns forever.

And said Grantor does for Grantor and Grantor's heirs, personal representatives, successors, and assigns, covenant with said Grantee, the heirs, personal representatives, successors, and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and Grantor's heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, his or her heirs, personal representatives, successors and assigns, forever, against the lawful claims of all persons.

EXHIBIT A

PARCEL 1 45,000 NO TITLE SEARCH PERFORMED

Mulberry Landing, Inc. Parcel 14

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88 deg. 00 min. 40 sec. East along the South line of said Section a distance of 2564.70 feet to a point; thence North 1 deg. 59 min. 20 sec. West a distance of 90.84 feet to the point of beginning, and being on the North bank of Lay Lake; thence North 0 deg. 40 min. 30 sec. West a distance of 153.22 feet to a point; thence North 8 deg. 39 min. 50 sec. West a distance of 351.40 feet to a point on the Southerly right of way line of a 60 foot wide County Road; thence South 53 deg. 10 min. 33 sec. East along said Southerly right of way line a distance of 33.21 feet to the P.C. of a curve to the left having a central angle of 20 deg. 59 min. 45 sec. a radius of 50.00 feet, a chord bearing South 37 deg. 50 min. 02 sec. East a chord distance of 18.22 feet to a point; thence South 15 deg. 00 min. 51 sec. East a distance of 333.47 feet to a point; thence South 20 deg. 15 min. 49 sec. East a distance of 167.24 feet to a point on the said North bank of said Lay Lake; thence South 69 deg. 55 min. 40 sec. West along said North bank a distance of 40.59 feet to a point; thence South 85 deg. 42 min. 00 sec. West continuing along said North bank a distance of 50.42 feet to a point; thence North 52 deg. 01 min. 52 sec. West continuing along said North bank a distance of 49.38 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.
Subject to restrictions and covenants of record.

Based on deed recorded as Instrument # 1992-09595 on 05/29/1992 in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL 2 45,000 NO TITLE SEARCH PERFORMED

Mulberry Landing, Inc. Parcel 15

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88°00'40" East along the South line of said Section a distance of 2691.52' to a point; thence North 1°59'20" West a distance of 73.75' to the "POINT OF BEGINNING" and being on the North bank of Lay Lake; thence North 20°15'49" West a distance of 167.24' to a point; thence North 15°00'51" West a distance of 333.47' to a point on the Southerly right-of-way line of a 60' wide County Road and being in a curve to the left having a central angle of 65°13'52", a radius of 50.00', a chord bearing South 80°57'02" East a chord distance of 53.90' to a point, thence South 23°34'01" East a distance of 222.69' to a point; thence South 27°24'08" East a distance of 208.92' to a point on the said North bank of said Lay Lake, thence South 7°03'00" West along said North bank a distance of 47.57' to a point, thence South 26°47'00" West continuing along said North bank a distance of 43.85' to a point, thence South 63°11'00" West continuing along said North bank a distance of 34.48' to a point, thence North 60°53'32" West continuing along said North bank a distance of 43.19' to the "POINT OF BEGINNING", containing 0.98 acre.

Restrictions:

1. One single-family dwelling per lot.
2. House size, not less than 1,000 sq. ft. (main floor), excluding porches, garages and decks.
3. No building (with exception of boathouse) shall be erected within 15 feet of interior property line.
4. No building (with exception of boathouse and gazebo) shall be erected within 30 feet of Lake water line.
5. No outside toilets of any kind shall be permitted on lot.
6. Piers shall not exceed 50 feet in length.
7. No mobile home or camping trailers will be permitted.
8. No lot shall be used for business purposes.
9. Roads are the individual responsibility of the owners of the parcels to maintain.

Based on deed recorded as Instrument #1993-13363 on 05/11/1993 in the Office of the Judge of Probate of Shelby County, Alabama.