

This Instrument Prepared By:
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Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

109 0A1CB2001K5 LW.
ALABAMA, AL.
35007

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20031219000817450 Pg 1/2 93.00
Shelby Cnty Judge of Probate, AL
12/19/2003 13:03:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred seventy-nine thousand and No/100 Dollars (\$179,000.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, B&B Properties, Inc., (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Michael K. Wockenfuss and Margaret E. Wockenfuss, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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, reservations and rights-of-way of record; (3) All matters involving Shire Valley Homeowners Association, Inc.; (4) Mineral and mining rights not owned by the Grantor.

\$100,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 18 day of December 2003.

B & B Properties, Inc.

By: Claude C. Smenglin

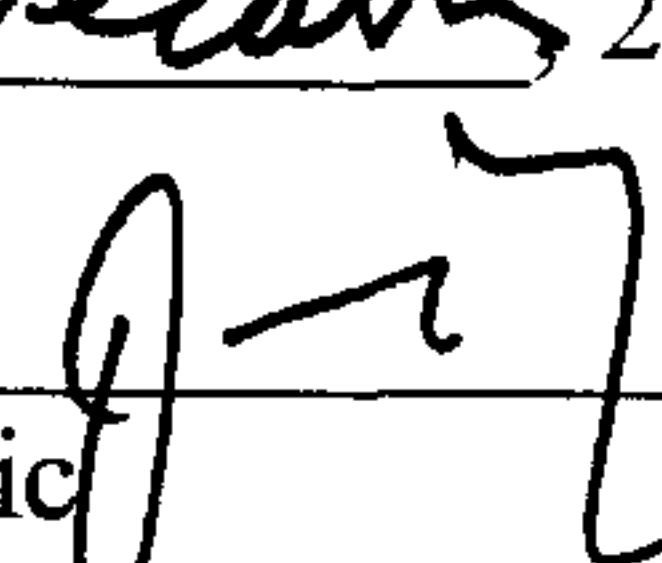
Its: Pres.

STATE OF ALABAMA)
Jeff COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CLAUDE C. SMENGLIN, whose name as PRESIDENT of B & B Properties, 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 18 day of December, 2003.


Notary Public

My Commission Exp. 3.1.06

EXHIBIT A

20031219000817450 Pg 2/2 93.00
Shelby Cnty Judge of Probate, AL
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A parcel of land situated in the North half of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the Northwest corner of the NE $\frac{1}{4}$ of Section 7, township 20 South, Range 1 East, said point being the POINT OF BEGINNING; thence South 89 degrees 15 minutes 10 seconds east a distance of 1360.34 feet; thence South 89 degrees 05 minutes 23 seconds East a distance of 40.12 feet to the point of a non tangent curve to the right having a radius of 100.00 feet, a central angle of 34 degrees 12 minutes 14 seconds, and subtended by a chord which bears south 39 degrees 56 minutes 55 seconds west a chord distance of 58.81 feet; thence along arc and said curve a distance of 59.70 feet; thence South 57 degrees 03 minutes 02 seconds West a distance of 85.53 feet to a point of curve to the right having a radius of 150.00 feet, a central angle of 47 degrees 51 minutes 21 seconds and subtended by a chord which bears South 80 degrees 58 minutes 57 seconds west, a chord distance of 121.70 feet; thence along the arc and said curve a distance of 125.31 feet to a point of reverse curve to the left having a radius of 162.00 feet, a central angle of 51 degrees 30 minutes 42 seconds and subtended by a chord which bears South 79 degrees 09 minutes 32 seconds West a chord distance of 140.79 feet; thence along the arc and said curve a distance of 145.65 feet; thence South 53 degrees 24 minutes 11 seconds West a distance of 100.01 feet to a point of curve to the left having a radius of 150.00 feet, a central angle of 84 degrees 07 minutes 49 seconds, and subtended by a chord which bears South 11 degrees 20 minutes 16 seconds West, a chord distance of 200.99 feet; thence along the arc and said curve a distance of 220.25 feet to a point of reverse curve to the right having a radius of 225.00 feet, a central angle of 14 degrees 13 minutes 47 seconds, and subtended by a chord which bears South 23 degrees 36 minutes 46 seconds east a chord distance of 55.74 feet; thence along the arc and said curve a distance of 55.88 feet to a point to the right having a radius of 225.00 feet, a central angle of 30 degrees 13 minutes 56 seconds and subtended by a chord which bears South 01 degrees 22 minutes 54 seconds east a chord distance of 117.35 feet; thence along the arc and said curve a distance of 118.72 feet; thence South 13 degrees 44 minutes 04 seconds West a distance of 171.94 feet to the point of a non tangent curve to the left, having a radius of 400.00 feet, a central angle of 25 degrees 59 minutes 50 seconds and subtended by a chord which bears North 84 degrees 05 minutes 28 seconds West a chord distance of 179.94 feet; thence along the arc and said curve a distance 181.49 feet; thence South 82 degrees 54 minutes 37 seconds West a distance of 179.60 feet to a point of curve to the right having a radius of 200.00 feet, a central angle of 34 degrees 58 minutes 16 seconds and subtended by a chord which bears North 79 degrees 36 minutes 16 seconds West, a chord distance of 120.19 feet; thence along the arc and said curve a distance of 122.07 feet; thence North 62 degrees 07 minutes 08 seconds West a distance of 81.10 feet to a point of curve to the left having a radius of 285.00 feet, a central angle of 33 degrees 57 minutes 01 seconds and subtended by a chord which bears North 79 degrees 05 minutes 38 seconds West a chord distance of 166.41 feet; thence along the arc and said curve a distance of 168.88 feet; thence South 83 degrees 55 minutes 52 seconds West a distance of 231.72 feet to a point lying on County Highway No. 445 point also being the point of a non tangent curve to the left having a radius of 110.00 feet, a central angle of 25 degrees 50 minutes 37 seconds and subtended by a chord which bears North 38 degrees 45 minutes 32 seconds West a chord distance of 49.20 feet; thence along the arc and said curve a distance of 49.62 feet; thence South 86 degrees 48 minutes 29 seconds east and leaving said highway a distance of 58.14 feet; thence North 01 degrees 29 minutes 06 seconds East, a distance of 649.78 feet to the POINT OF BEGINNING; situated in Shelby County, Alabama.

Said parcel being known as Lot 18, according to the survey of Shire Valley Farms, recorded in Map Book 31 Page 70 in the Probate Office of Shelby County, Alabama.