

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made this 30th day of January, 2003, between **MAFUS R. BIRD, a married man**, hereinafter referred to as "Grantor", and **THOMAS W. BIRD, a single man**, hereinafter referred to as "Grantee",

WITNESSETH, That for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, to the undersigned Grantor in hand paid by the Grantee herein and other valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **THOMAS W. BIRD, a single man**, the following described real estate situated in **Shelby County, Alabama**, to wit:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 88 DEGREES 30' WEST ALONG THE NORTH BOUNDARY OF SAID SECTION FOR A DISTANCE OF 396.72 FEET TO THE POINT OF BEGINNING, AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CHANCELLORS FERRY ROAD (60' R/W). FROM THIS BEGINNING POINT TURN AT AN ANGLE OF 65 DEGREES 09' TO THE RIGHT AND PROCEED NORTH 26 DEGREES 21' WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROAD FOR A DISTANCE OF 99.16 FEET TO IT'S POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF GLAZE FERRY ROAD (A.K.A. COUNTY ROAD 62-80' R/W); THENCE PROCEED SOUTH 66 DEGREES 50' WEST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROAD FOR A DISTANCE OF 181.45 FEET; THENCE PROCEED SOUTH 55 DEGREES 29' 05" EAST FOR A DISTANCE OF 93.33 FEET; THENCE PROCEED SOUTH 34 DEGREES 28' 52" WEST FOR A DISTANCE OF 281.47 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 280 (120' R/W); THENCE PROCEED SOUTH 55 DEGREES 44' EAST ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE OF SAID HIGHWAY FOR A DISTANCE OF 295.28 FEET; THENCE PROCEED NORTH 87 DEGREES 55' EAST FOR A DISTANCE OF 238.0 FEET; THENCE PROCEED NORTH 7 DEGREES 58' EAST FOR A DISTANCE OF 244.8 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHANCELLORS FERRY ROAD (60' R/W); THENCE PROCEED NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ROAD FOR A DISTANCE OF 311.4 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE NORTHEAST ONE-FORTH OF THE NORTHEAST ONE-FORTH OF SECTION 33, AND THE SOUTHEAST ONE-FORTH OF THE SOUTHEAST ONE-FORTH OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND CONTAINS 3.77 ACRES, MORE OR LESS.


The above described real estate is herein conveyed subject to the following:

1. This property is sold subject to any existing easements, right-of-ways, restrictions and of record.
2. This property does not constitute the homestead of the Grantor.

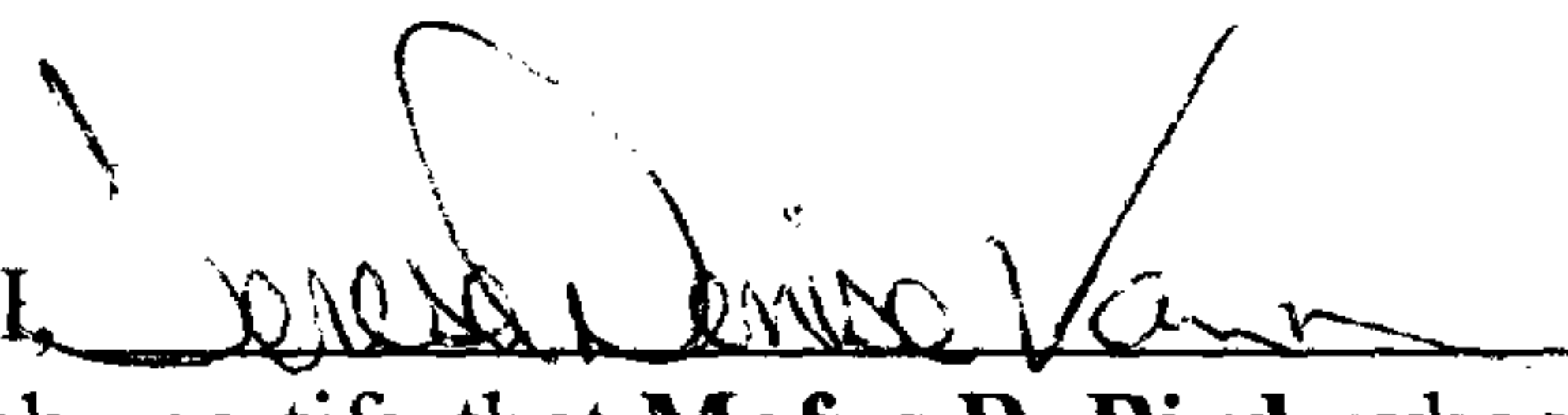
TO HAVE AND TO HOLD to the said **THOMAS W. BIRD, a single man**, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, **THOMAS W. BIRD, a single man**, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above, that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, on the date first above written.

 (SEAL)
Mafus R. Bird

STATE OF ALABAMA
COUNTY OF JEFFERSON

I,  a Notary Public in and for said County, in said State, hereby certify that **Mafus R. Bird**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2003.


NOTARY PUBLIC
My Commission Expires January 22, 2007

ADDRESS OF GRANTEE:
2214 3rd Avenue North
Birmingham, Alabama 35203