

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
W. A. McNeely, III
83 Overhill Road
Montevallo, Alabama 35115

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy six thousand five hundred and no/100 (\$76,500.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Kencar Development, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **W. A. McNeely, III** (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 52, according to the Survey of Final Plat, Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their 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, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of January, 2004.

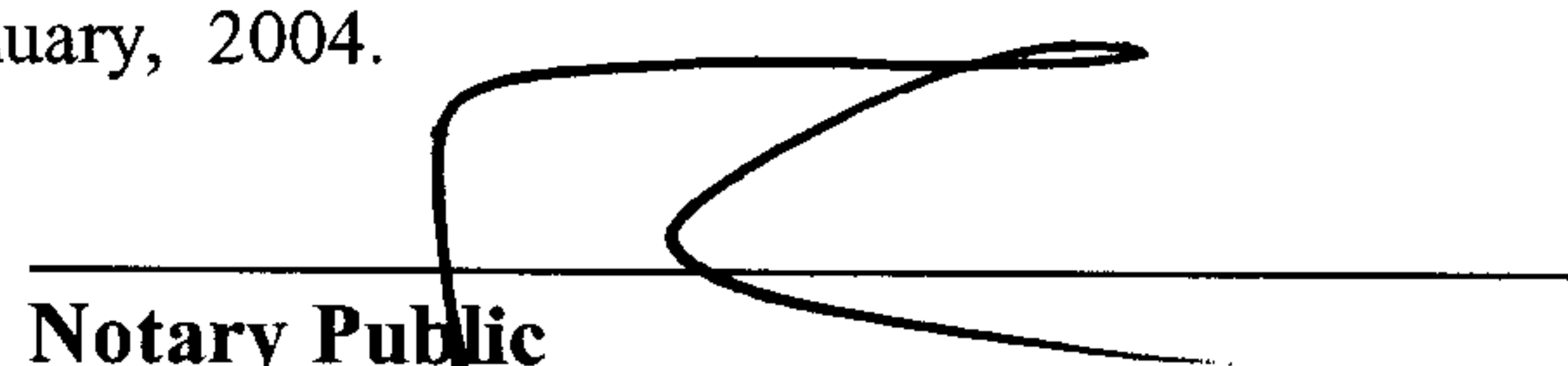


Kencar Development, Inc.
By: Kenneth Carter
Its: President

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter whose name(s) as President of **Kencar Development, Inc.**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 8th day of January, 2004.



Notary Public
My Commission Expires: 02-25-05