

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Triple C Development
P O Box 65
Centre, AL 35960

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Thousand Forty Four and NO/00 (\$70,044.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James W. Blackmon and wife, Maxine A. Blackmon, Carol Ann Blackmon Chapin, a married woman, James Walter Blackmon, Jr., a married man, and Jonathan W. Davis, a married man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Triple C Development, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to restrictions, easements and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES.

\$70,000.00 of the above recited purchase price was paid from a mortgage recorded herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of January, 2004.

James W. Blackmon
James W. Blackmon, Sr.

Carol Ann B. Chapin
Carol Ann Blackmon Chapin

Maxine A. Blackmon
Maxine A. Blackmon

James W. Blackmon Jr.
James Walter Blackmon, Jr.

Jonathan W. Davis
Jonathan W. Davis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carol Ann Blackmon Chapin, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2004.

Glade Armstrong
Notary Public

My Commission Expires: MY COMMISSION EXPIRES
MAY 2, 2006

(See Page Two for Additional Acknowledgements)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Walter Blackmon, Sr., 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 20th day of January, 2004.

Vander Zee
Notary Public

My Commission Expires: 1/2/07

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Walter Blackmon, Jr., 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 9th day of January, 2004.

Blade Armstrong
Notary Public

My Commission Expires: MY COMMISSION EXPIRES
MAY 2, 2006

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jonathan W. Davis, 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 9th day of January, 2004.

Releste Fulmer
Notary Public

My Commission Expires: 10-6-04

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Maxine A. Blackmon, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2004.

Blade Armstrong
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
MAY 2, 2006

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 6, Township 21 South, Range 2 East, Shelby County, Alabama and run South 01 deg. 01 min. 21 sec. West, along the East line thereof a distance of 31.39 feet to the Northwest R/W line of Alabama Highway #25; thence South 31 deg. 05 min. 44 sec. West, along said R/W a distance of 129.98 feet to an existing $\frac{3}{4}$ " steel rod, being the Point of Beginning; thence South 31 deg. 37 min. 12 sec. West, along said R/W a distance of 269.52 feet; thence North 58 deg. 22 min. 48 sec. West, leaving said R/W a distance of 270.00 feet; thence North 31 deg. 37 min. 12 sec. East a distance of 200.00 feet; thence South 58 deg. 22 min. 48 sec. East, a distance of 149.76 feet to an existing $\frac{3}{4}$ " steel rod; thence South 88 deg. 24 min. 53 sec. East, a distance of 138.79 feet to the point of beginning.

A 40' Ingress, Egress and Utility Easement, lying 20' on each side of the centerline herein described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, and run South 01 deg. 01 min. 21 sec. West, along the East line thereof, a distance of 31.39 feet to the Northwest R/W line of Alabama Highway #25; thence South 31 deg. 05 min. 44 sec. West, along said R/W a distance of 129.98 feet to an existing $\frac{3}{4}$ " steel rod; thence South 31 deg. 37 min. 12 sec. West, along said R/W a distance of 289.52 feet to the point of beginning of the centerline herein described; thence North 58 deg. 22 min. 48 sec. West, leaving said R/W a distance of 67.00 feet; thence North 31 deg. 37 min. 12 sec. East, a distance of 20.00 feet to the point of termination of the centerline herein described.

According to the survey of Eddie Perman, Jr., dated January 7, 2004.

Situated in Shelby County, Alabama.