

## WARRANTY DEED

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

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Eight hundred six thousand two hundred fifty and no/100 (\$806,250.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Charles E. Williams, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **KenCar Development, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

This property does not constitute the homestead of the grantor nor his spouse.

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 14<sup>th</sup> day of January, 2004.

\_\_\_\_\_  
\_\_\_\_\_

  
Charles E. Williams  
\_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Williams, a married man** whose name(s) 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 on the day the same bears date.

Given under my hand and official seal, this 14<sup>th</sup> day of January, 2004.

  
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Notary Public  
My Commission Expires: 02-25-05

**EXHIBIT "A"**

**The North 1/2 of the SW 1/4 and that portion of the South 1/2 of the SW 1/4 lying north of Hwy 80, Section 22, Township 21 South, Range 3 West, except five acres conveyed to John Alvin Cobb and wife, Bercha Cobb by deeds recorded in Deed Book 132, page 563 and in Deed Book 140, page 225, as further described as follows:**

**Begin at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, run thence North 466.69 feet; run thence West 466.69 feet; run thence South 466.69 feet, more or less to county road; run thence East along county road 466.69 feet, more or less, to 1/4 section line; run thence North 75 feet more or less to the point of beginning; being situated in Shelby County, Alabama.**