


THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
Mayhall Properties, Inc.  
P.O. Box 570  
Alabaster, Alabama 35007

COUNTY OF SHELBY )

GENERAL WARRANTY DEED

  
20040209000066820 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
02/09/2004 12:43:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Five Thousand and 00/100 (\$405,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **E. Jeffrey Bentley and Russell D. Richardson, married men** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mayhall Properties, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$405,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


*RL JB*  
**THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS AS DEFINED BY THE CODE OF ALABAMA.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of February, 2004.

  
E. Jeffrey Bentley

  
Russell D. Richardson

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that E. Jeffrey Bentley and Russell D. Richardson, married men whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of February, 2004.

  
NOTARY PUBLIC

My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.  
COMMISSION EXPIRES MARCH 5, 2007

Exhibit "A"

Parcel 1:

A parcel of land in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section, thence run East along the South  $\frac{1}{4}$   $\frac{1}{4}$  line 211.85 feet to a point on the Easterly right of way of Alabama Highway # 119 and the point of beginning; thence continue last course a distance of 188.24 feet; thence turn left 70 deg. 46 min 56 sec. and run Northeast 104.37 feet; thence turn left 101 deg. 02 min. 15 sec. and run Westerly 168.44 feet to a point on the Easterly right of way of said highway; thence turn left 73 deg. 20 min. 44 sec. and run Southerly 134.66 feet along said right of way to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2:

A parcel of land in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 11, Township 21 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of said  $\frac{1}{4}$   $\frac{1}{4}$  section; thence run East along the South  $\frac{1}{4}$   $\frac{1}{4}$  line 211.85 feet to a point on the easterly right of way of Alabama Highway No. 119; thence turn left 85 deg. 29 min. 16 sec. and run northeast 134.66 feet along said right of way to the point of beginning; thence continue last course 133.52 feet; thence turn right 83 deg. 03 min. 00 sec. and run Easterly 153.05 feet; thence turn right 91 deg. 22 min. 00 sec. and run Southwesterly 104.35 feet thence turn right 78 deg. 50 min. 45 sec. and run Westerly 168.44 feet to the point of beginning; being situated in Shelby County, Alabama.

JB - RK