

STATE OF ALABAMA :

COUNTY OF SHELBY:



WARRANTY DEED

THIS INDENTURE, made and entered into on this the 14 day of APRIL,
2003, by and between James Denney and Helen Denney, husband and wife, as Grantors;
and Petra Land Co., Inc., as Grantee;

WITNESSETH:

For and in consideration of the sum of TWO HUNDRED SEVENTY EIGHT
THOUSAND AND NO/100 (\$278,000.00) DOLLARS, in hand paid to the Grantors by the
Grantee, the receipt of which is hereby acknowledged, the Grantors have granted,
bargained and sold and does by these presents grant, bargain, sell and convey unto the
Grantee, together with every contingent remainder and right of reversion, the following
described property situated, lying and being in the County of Shelby and State of Alabama,
to-wit:

See attached Exhibit A (Two Parcels)

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations,
restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore
reserved and not owned by Grantor; rights of parties in possession, matters not of record which
would be disclosed by an accurate survey and inspection of the property, and underground
easements or other uses of subject property not visible from the surface.

TO HAVE AND TO HOLD, to the Grantee, its heirs and assigns, together with every
contingent remainder and right of reversion.

The Grantors covenant and agree with the Grantee that they are seized of an
indefeasible estate in fee simple of said property, and that the Grantors have the lawful
right to sell and convey the same in fee simple; that the property is free from
encumbrances, and that the Grantors will forever warrant and defend the title to the same

Helen Denney

and the possession thereof unto the Grantee, its heirs and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors, James Denney and Helen Denney, also known as James M. Denney and Helen M. Denney, have hereunto set their hand and seal on this the day, month and year first hereinabove written.

James Denney
James Denney

Helen Denney
Helen Denney

STATE OF ALABAMA :
COUNTY OF SHELBY:

I, HARRY W. GAMBLE, a Notary Public for Shelby County, Alabama, hereby certify that James and Helen Denney, husband and wife, 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 this conveyance, they executed the same voluntarily on the day the same
GIVEN UNDER MY HAND AND SEAL on this the 14th day of April, 2003. bears date.

(SEAL)

Notary Public Harry W. Gamble

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2006

This Instrument Was Prepared By:
Harry Gamble, III
Attorney at Law
4290 Hwy 52, Suite G
Helena, Alabama 35080

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEE'S ADDRESS:
1274 Camp Branch Rd.
Alabaster, AL 35007

Exhibit A

20040210000068130 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
02/10/2004 11:04:00 FILED/CERTIFIED

PARCEL I:

Commence at a 1-inch crimp pipe representing the Southwest Corner of the Fractional Southeast Quarter of the Southwest Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence N 05°02'58"W along the West line of the East Half of the West Half of said Fractional Section 20 and run 1811.296 feet to a point; thence N 84°57'02"E and run 1578.783 feet to a 5/8" rebar and also the Point Of Beginning; thence N 84°28'22"E and run 110.789 feet to an old Tee-Post; thence N 83°33'10"E and run 121.762 feet to an old 2" crimp pipe; thence S 17°23'57"E and run 165.650 feet to a 5/8" rebar on the north margin of a gravel county road; thence along said road margin N 55°15'00"E and run 76.800 feet to a 5/8" rebar; thence along said road margin N 68°15'33"E and run 259.438 feet to a 5/8" rebar; thence along said road margin N 61°22'10"E and run 81.080 feet to a 5/8" rebar; thence N 13°28'02"E and run 27.425 feet to a railroad spike; thence N 73°22'21"E and run 216.406 feet to a 5/8" rebar; thence N 49°37'52"E and run 41.837 feet to a 5/8" rebar; thence N 42°12'33"E and run 71.106 feet to a point in the centerline of a creek; thence along said creek centerline for the next 21 calls; thence N 82°02'38"W and run 31.080 feet; thence N 34°43'45"W and run 24.790 feet; thence N 07°00'28"E and run 53.540 feet; thence N 21°10'35"E and run 35.190 feet; thence N 35°55'20"E and run 43.320 feet; thence N 01°56'37"E and run 37.280 feet; thence N 45°36'23"W and run 57.480 feet; thence N 27°57'10"W and run 106.820 feet; thence N 58°49'09"W and run 165.390 feet; thence N 40°53'31"W and run 98.420 feet; thence N 26°26'44"W and run 52.170 feet; thence N 44°20'00"W and run 42.390 feet; thence N 61°21'32"W and run 40.920 feet; thence N 25°27'07"W and run 47.420 feet; thence N 06°15'38"E and run 91.250 feet; thence N 01°56'55"W and run 46.62 feet; thence N 62°13'41"W and run 30.940 feet; thence N 26°13'56"W and run 45.180 feet; thence N 60°20'33"W and run 45.070 feet; thence N 14°50'40"W and run 22.170 feet; thence N 62°30'31"W and run 103.514 feet to a point in the centerline of said creek that is S 87°26'39"W and 217.380 feet from the northwest corner of Lot 35 of the plat of Meriweather, Sector 3, as recorded in Map Book 26, Page 103; thence S 87°26'39"W and run 479.098 feet to a 5/8" rebar; thence S 05°44'58"E and run 1098.309 feet back to the point of beginning.

PARCEL II:

A parcel of land in the South ½, Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the NW corner of the NW ¼ of the SE ¼ of Section 20 run South 00 degrees 02 minutes West for 276.2 feet; Thence run South 77 degrees 52 minutes West 151.9 feet; Thence run South 45 degrees 21 minutes East 35.9 feet to the point of intersection of the South margin of an unpaved public road and the easterly right of way line of County Road No. 63, the point of beginning of subject lot; From said point, run along the unpaved public road North 74 degrees 43 minutes East for 131.7 feet; continue along said road North 66 degrees 25 minutes East for 114.9 feet; continue along said road North 60 degrees 31 minutes East for 88.2 feet; thence run along a cable fence South 16 degrees 16 minutes East for 32.2 feet to a corner post of a cemetery; thence run along a fence South 06 degrees 28 minutes East for 98 feet; thence run North 85 degrees 32 minutes West for 288 feet to a point on said right of way line of County Road No. 63; run thence in a Northwesterly direction along said road right of way line (a curve concave left) for 40 feet to the point of beginning. Situated in Shelby County, Alabama.

I certify this to be a true and
correct copy *Patricia Yeager Brumister*
2-2-04 Probate Judge
Shelby County