

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

Send Tax Notice to:
Frank Corley Ellis, III, LLC/SK Properties, LLC
P.O. Box 1177
COLUMBIANA, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/00 (\$500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Frank C. Ellis, III, LLC, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **S K Properties, LLC, as to an undivided one-half interest (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.

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 11 day of ~~January~~, 2004. FEB.

FRANK C. ELLIS, III LLC


Frank C. Ellis, III, Its Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III, whose name as Managing Member of Frank C. Ellis, III LLC 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 in his capacity as Managing Member of said Limited Liability Corporation.

Given under my hand and official seal this 11 day of ^{February}~~January~~, 2004.


Notary Public
My Commission Expires: 01-19-2008

EXHIBIT "A"

Legal Description

Commence at the NW corner of Section 26, Township 21 South, Range 1 West; thence run Southerly along the West boundary line of said Section 26 for a distance of 1306.89 feet to a point on the Southeast 50-foot right of way line of Southern Railway which is the point of beginning of the parcel of land herein described; thence turn an angle of 55 degrees 55 minutes 02 seconds to the right and run Southwesterly along said right of way line for a distance of 79.97 feet to a point; thence turn an angle of 111 degrees 40 minutes 36 seconds to the left and run Southeasterly along the North boundary line of the Old Columbiana-Saginaw Road (abandoned) for a distance of 52.97 feet; thence turn an angle of 14 degrees 11 minutes 32 seconds the left and continue along said North boundary line of the Old Columbiana-Saginaw road, for a distance of 61.67 feet to a point on the Northwest 40-foot right of way line of Alabama Highway No. 70; thence turn an angle of 33 degrees 32 minutes 21 seconds to the left and run Northeasterly along a chord of a curve to the left, said curve being concave Northerly and having a radius of 1392.39 feet and a central angle of 0 degrees 39 minutes 33 seconds, for a distance of 16.02 feet to a concrete right of way monument; thence turn an angle of 0 degrees 19 minutes 49 seconds to the left and run Northeasterly along said right of way line for a distance of 124.17 feet to a point; thence turn an angle of 81 degrees 50 minutes 58 seconds to the left and run Northerly a distance of 168.08 feet to a point on the aforementioned Southeast 50-foot right of way line of Southern Railway; thence turn an angle of 118 degrees 24 minutes 44 seconds to the left and run Southwesterly along said right of way line for a distance of 187.18 feet to the point of beginning.

Said parcel of land is lying in the NW 1/4 of NW 1/4, and SW 1/4 of NW 1/4, Section 26, and the NE 1/4 of NE 1/4, and SE 1/4 of NE 1/4, Section 27, all in Township 21 South, Range 1 West, Shelby County, Alabama.

According to survey of Lewis H. King, Jr., RLS #12487, dated February 26, 1987.