

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Gregg Rushton
P.O. BOX 214
COLUMBIANA, AL 35051

WARRANTY DEED


20040227000102120 Pg 1/1 19.00
Shelby Cnty Judge of Probate, AL
02/27/2004 14:46:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY \$ 5000

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED DOLLARS AND THE EXCHANGE OF PROPERTY (\$500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael T. Atchison and wife, Nena G. Atchison**, grant, bargain, sell and convey unto, **Gregg Rushton** the following described real estate, situated in: Shelby County, Alabama, to-wit:

PARCEL A:
A parcel of land lying in the Northeast Quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:
Commence at the Southeast corner of the Northeast Quarter of said Section 26; thence run North 40 degrees 50 minutes 32 seconds West a distance of 993.31 feet to a ½-inch rebar found; thence run North 02 degrees 21 minutes 12 seconds West along the Westerly right of way of an alley a distance of 87.87 feet to a ½-inch rebar set; thence run South 86 degrees 16 minutes 26 seconds West a distance of 48.08 feet to a ½-inch rebar set and the point of beginning; thence run South 86 degrees 16 minutes 26 seconds West a distance of 66.72 feet to a ½-inch rebar set on the Easterly right of way of an alley; thence run North 04 degrees 19 minutes 13 seconds West along said Easterly right of way a distance of 63.09 feet to a ½-inch rebar found at the intersection of said Easterly right of way and the Southerly right of way of West College Street; thence run North 86 degrees 16 minutes 16 seconds East a distance of 68.90 feet to a ½-inch rebar found; thence run South 00 degrees 00 minutes 33 seconds West a distance of 61.63 feet to a ½-inch rebar found; thence run South 89 degrees 59 minutes 26 seconds East a distance of 2.50 feet to a ½-inch rebar found; thence run South 03 degrees 42 minutes 39 seconds East a distance of 1.43 feet to the point of beginning.

Situated in Shelby County, Alabama.

GRANTORS HEREIN RESERVE TO THEMSELVES, THEIR HEIRS AND ASSIGNS, AN EASEMENT OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY FOR INGRESS, EGRESS, UTILITIES, AND PARKING.

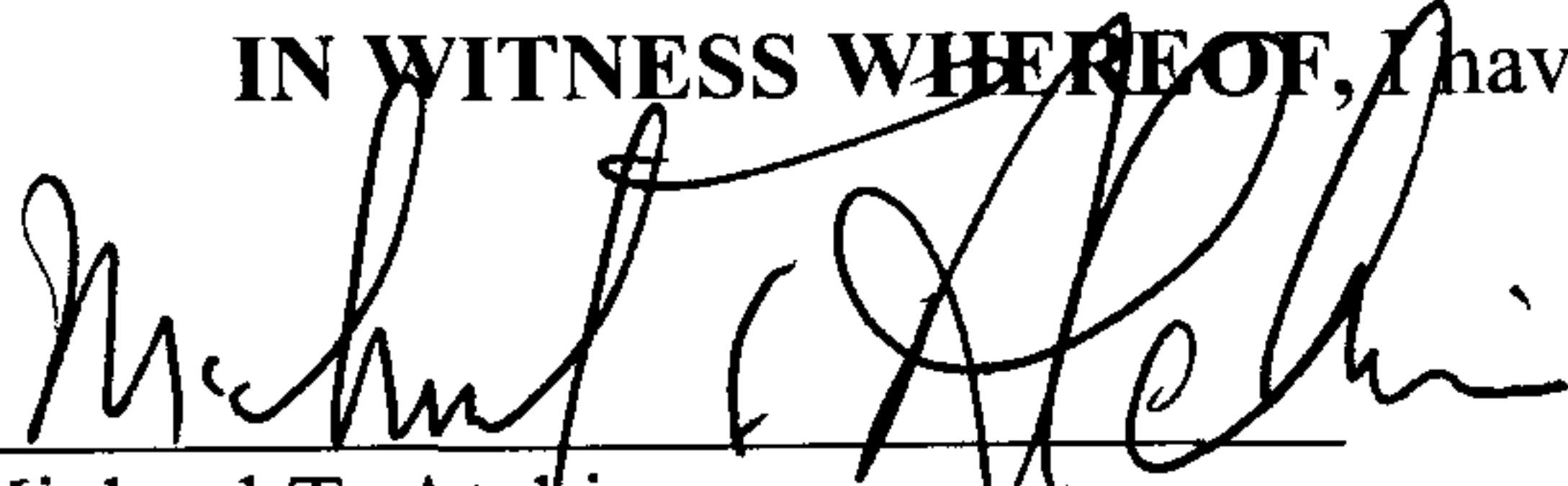
Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

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 19th day of February, 2004

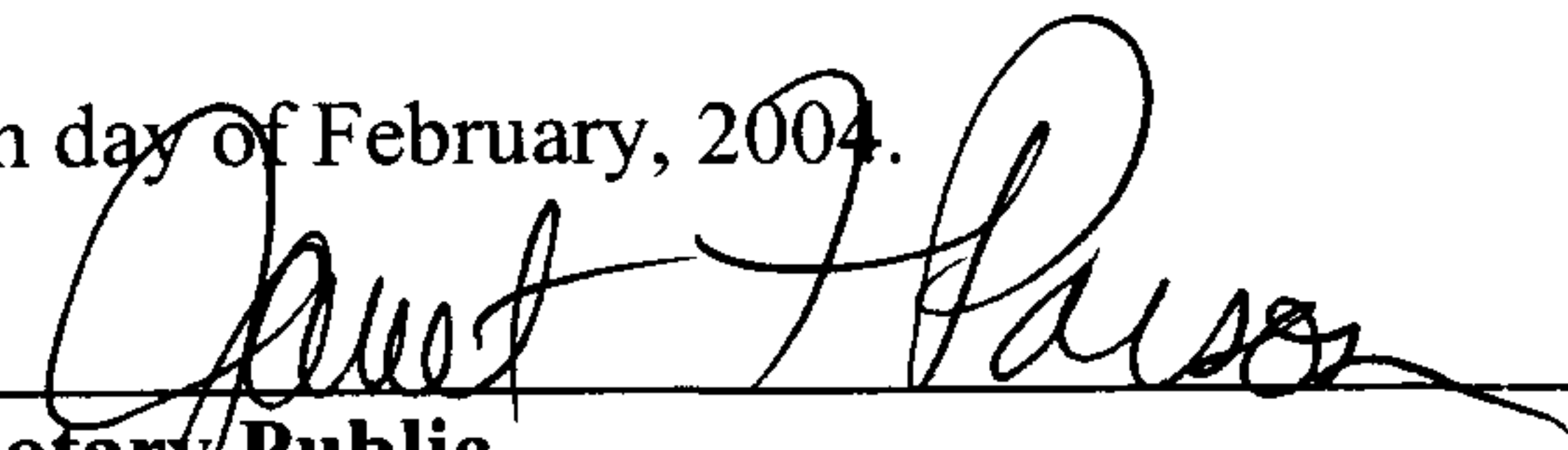

Michael T. Atchison


Nena G. Atchison

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael T. Atchison and wife, Nena G. Atchison, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 2004.


Notary Public

My Commission Expires: 10-16-04