

SEND TAX NOTICES TO:
Lewis Capital, LLC
Three Cherry Hills
Shoal Creek, Alabama 35242

STATE OF ALABAMA)
:
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that SEAMAN CAPITAL, L.L.C., an Alabama limited liability company, Grantor, for and in consideration of the sum of Ten and No/100--Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the said Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY unto LEWIS CAPITAL, LLC, an Alabama limited liability company, Grantee, in fee simple, all that real property in the County of Shelby, State of Alabama described as follows, to-wit:

A parcel of land in the Northwest Quarter of the Southwest Quarter; Northeast Quarter of the Southwest Quarter; Southwest Quarter of the Northeast Quarter; Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

From the true Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 2 East, being the Point of Beginning of the herein described parcel of land, run thence South along the true West boundary of said Southwest Quarter of the Southeast Quarter a distance of 659.28 feet; thence turn 89 Degrees 50 Minutes 46 Seconds left and run 377.44 feet to a point on the North boundary of Rock School Road; thence turn 21 Degrees 34 Minutes 20 Seconds left and run 127.28 feet along said road boundary and the following courses: 10 Degrees 24 Minutes 20 Seconds right for 108.39 feet; 07 Degrees 05 Minutes 01 Seconds right for 280.04 feet; 06 Degrees 51 Minutes 46 Seconds right for 72.01 feet; 11 Degrees 27 Minutes 08 Seconds right for 151.87 feet; 08 Degrees 40 Minutes 06 Seconds left for 65.71 feet; thence turn 08 Degrees 44 Minutes 48 Seconds left and run 167.83 feet along said road boundary to a point on the true East boundary of aforementioned Southwest Quarter of the Southeast Quarter; thence turn 86 Degrees 49 Minutes 42 Seconds left and run 610.01 feet to the true Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 30; thence continue along said course a distance of 1319.72 feet to the Southeast Corner of

the Southwest Quarter of the Northeast Quarter of said Section; thence continue along said course a distance of 303.70 feet to a point on the South boundary of U.S. Highway No. 280; thence turn 80 Degrees 10 Minutes 21 Seconds left and run 122.14 feet along said Highway boundary; thence turn 00 Degrees 47 Minutes 32 Seconds left and run 901.44 feet along said Highway boundary; thence turn 22 Degrees 07 Minutes 06 Seconds left and run 185.91 feet along said Highway boundary; thence turn 22 Degrees 20 Minutes 33 Seconds right and run 102.34 feet along said Highway boundary; thence turn 00 Degrees 47 Minutes 52 Seconds right and run 48.69 feet along said Highway boundary to a point on the true West boundary of the Southwest Quarter of the Northeast Quarter of said Section 30; thence turn 100 Degrees 11 Minutes 59 Seconds left and run 450.31 feet to the true Northeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 30; thence turn 90 Degrees 04 Minutes 46 Seconds right and run 1338.50 feet to the true Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 30; thence continue along said course a distance of 697.31 feet to an accepted property Corner; thence turn 90 Degrees 25 Minutes 45 Seconds left and run 1312.88 feet to an accepted property Corner; thence turn 89 Degrees 24 Minutes 34 Seconds left and run 2027.82 feet along an accepted property line to the Point of Beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Subject, however, to the following, but only to the extent the same are valid and subsisting and actually affect the above-described property (and the reference to the same shall not be deemed to reimpose the same):

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 210 page 629 in Probate Office.
2. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 313 page 726 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95 page 528 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 333 page 182 in Probate Office.
5. Less any portion obtained by the State of Alabama by consent and decree of Condemnation by 1993-04657.

6. Location of hedge row on the Easterly side of subject property as shown on the survey by Sam W. Hickey dated 09/16/94.


TOGETHER WITH ALL AND SINGULAR, the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns in fee simple, forever. J. William Lewis and Lorraine S. Lewis (collectively, the "Members") are the sole and only members of the Grantor. This instrument has been executed and delivered pursuant to a Direct Deeding Agreement of even date among the Grantor and the Members.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on this 1st day of March, 2004.

SEAMAN CAPITAL, L.L.C.

By: 
J. William Lewis
One of Its Members

By: 
Lorraine S. Lewis
One of Its Members

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **J. WILLIAM LEWIS**, whose name as Member of **SEAMAN CAPITAL, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand on this 1st day of March, 2004.

Jamie Blair
NOTARY PUBLIC

My Commission Expires: 8/12/05

[SEAL]

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **LORRAINE S. LEWIS**, whose name as Member of **SEAMAN CAPITAL, L.L.C.**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Member and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

GIVEN under my hand on this 1st day of March, 2004.

Jamie Blair
NOTARY PUBLIC

My Commission Expires: 8/12/05

[SEAL]

This instrument prepared by:

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