

Avery Yarbrough, Trustee
2004 Shagbark Rd
Phonon Ala 35244

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

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY THOUSAND DOLLARS and NO/00 (\$150,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sam Ramsey and wife, Diann Ramsey**, bargain, sell and convey unto, **Avery Yarbrough, Trustee of Yarbrough Living Trust** the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

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.

This property constitutes no part of the household of the grantor, or of his spouse.

None of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 6th day of April, 2004.

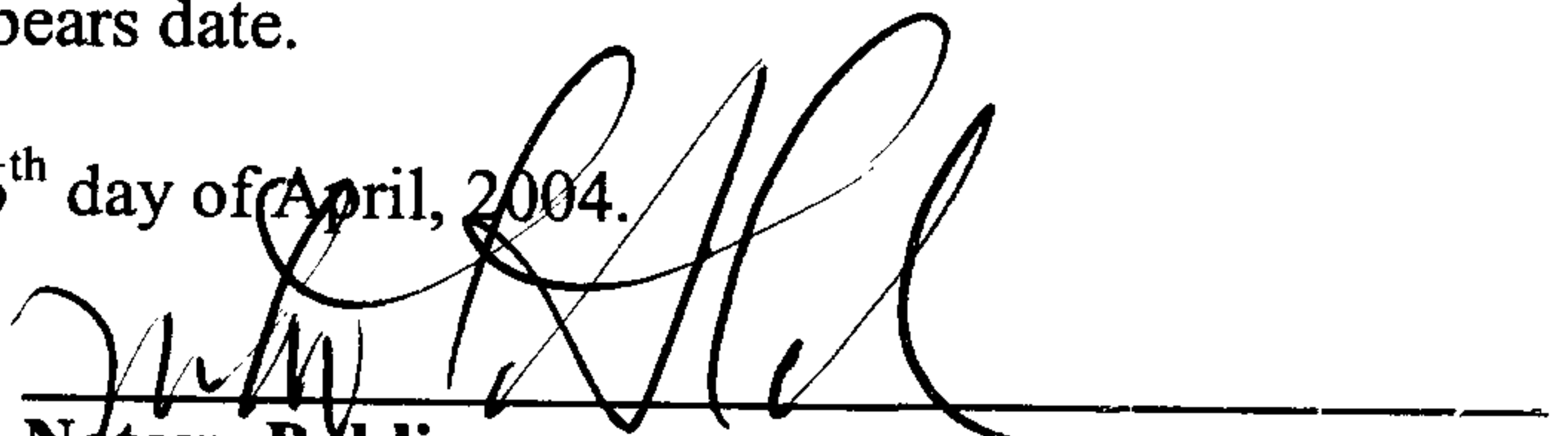

Sam Ramsey


Diann Ramsey

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sam Ramsey and wife, Diann Ramsey**, whose name 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.

Given under my hand and official seal this 6th day of April, 2004.


Notary Public

My Commission Expires: 10-16-04

EXHIBIT A
Legal Description

For a POINT OF BEGINNING, commence at the Northeast corner of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama and proceed South 3 degrees 59 minutes 15 seconds East along the East boundary of said section for 71.81 feet to a point on the northerly boundary of Alabama Highway No. 25, (R/W 80'); thence South 60 degrees 27 minutes 28 seconds West along said right of way for 752.12 feet; thence along a curve to the left with a delta angle of 09 degrees 12 minutes 54 seconds having a radius of 2209.17 feet and a arc length of 355.31 feet, with a chord bearing and distance of South 55 degrees 51 minutes 01 seconds West 354.93 feet; thence North 36 degrees 03 minutes 54 seconds West 148.96 feet to a point on the southeasterly right of way of Shelby County Highway 441, (R/W 80'); thence along a curve to the left with a delta angle of 11 degrees 33 minutes 26 seconds having a radius of 1040.00 feet and a arc length of 209.78 feet, with a chord bearing and distance of North 9 degrees 33 minutes 35 seconds East, 209.43 feet; thence North 7 degrees 24 minutes 41 seconds East along said right of way for 1231.14 feet; thence leaving said right of way proceed South 60 degrees 59 minutes 36 seconds East 1062.19 feet; thence North 37 degrees 08 minutes 04 seconds East 688.47 feet to a point on the southwesterly right of way of a Alabama Power Company easement; thence North 26 degrees 01 minutes 56 seconds West along said easement for 602.29 feet; thence North 63 degrees 58 minutes 04 seconds East 100.00 feet to a point on the northeasterly boundary of said easement; thence North 30 degrees 09 minutes 27 seconds East 81.07 feet; thence North 55 degrees 11 minutes 03 seconds East 21.43 feet; thence North 26 degrees 01 minutes 56 seconds West 241.28 feet to a point in the center of Four Mile Creek; thence proceed along the center of said creek the following courses; thence North 83 degrees 50 minutes 02 seconds East 24.94 feet; thence North 77 degrees 14 minutes 44 seconds East 73.65 feet; thence North 25 degrees 40 minutes 38 seconds East 109.73 feet; thence North 21 degrees 33 minutes 05 seconds East 84.95 feet; thence South 89 degrees 15 minutes 04 seconds East 103.87 feet; thence South 83 degrees 31 minutes 37 seconds East 87.21 feet; thence North 49 degrees 15 minutes 34 seconds East 108.18 feet; thence North 28 degrees 10 minutes 12 seconds East 85.98 feet; thence North 0 degrees 22 minutes 22 seconds East 116.60 feet; thence North 64 degrees 02 minutes 29 seconds West 120.70 feet; thence North 13 degrees 49 minutes 31 seconds West 87.63 feet; thence North 43 degrees 49 minutes 56 seconds East 226.76 feet; thence North 75 degrees 04 minutes 21 seconds East 162.13 feet; thence North 42 degrees 27 minutes 04 seconds East 164.52 feet to a point of intersection with centerline of said Four Mile Creek and the North boundary of the NW 1/4-SW 1/4 of Section 29, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 85 degrees 25 minutes 12 seconds East 22.76 feet to the Northeast corner of said NW 1/4-SW 1/4; thence South 4 degrees 34 minutes 48 seconds East along the East boundary of said quarter-quarter section for 1317.99 feet; thence South 85 degrees 04 minutes 49 seconds West 334.88 feet; thence South 4 degrees 22 minutes 16 seconds East 943.40 feet to a point on the aforementioned northerly boundary of Alabama Highway No. 25, (R/W 80'); thence South 60 degrees 27 minutes 28 seconds West along said right of way for 894.29 feet to a point of intersection with the northerly boundary of said Highway No. 25 and the South boundary of the aforementioned Section 29; thence leaving said right of way proceed thence South 84 degrees 32 minutes 54 seconds West along the South boundary of said Section 29 for 158.72 feet, back to the POINT OF BEGINNING of herein described parcel of land.

According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated March 22, 2004.