

This instrument was prepared by

Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

ED CATES
PAUL ASH
4384 HIGHWAY 31
CALERA, AL 35040

File #S04166

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$1,350,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, A. W. CLARK and JANICE O. CLARK, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ED CATES and PAUL ASH (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

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2004.
2. Easements, restrictions, covenants and reservations of record.

\$1,350,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

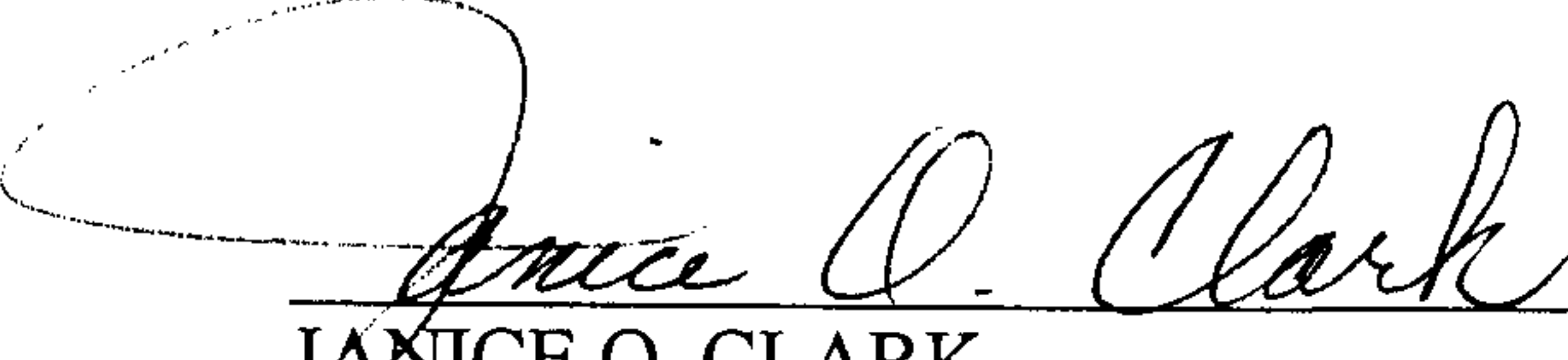
A. W. CLARK AND ALFRED W. CLARK, JR. ARE ONE AND THE SAME PERSON.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 8th day of April, 2004.

 (SEAL)
A. W. CLARK

 (SEAL)
JANICE O. CLARK

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that A. W. CLARK and JANICE O. CLARK, HUSBAND AND WIFE 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 8th day of April, 2004


Notary Public

My commission expires: 11-2-07

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

A parcel of land in the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 33; thence run North along the East section line 774.20 feet; thence turn left 90 deg. 50 min. and run West 1297.49 feet to the point of beginning; thence continue last course 337.24 feet; thence right 94 deg. 25 min. and run north 528.44 feet to a point on the South right of way of Alabama Highway No. 70 said point being on a clockwise curve having a delta angle of 13 deg. 47 min. 35 sec. and a radius of 1403.43 feet and a chord of 337.40 feet; thence turn right 85 deg. 41 min. 49 sec. to the chord and run East along the arc of said curve 337.85 feet; thence turn right 94 deg. 19 min. 31 min. from the chord of said curve and run South 527.90 feet to point of beginning; being situated in Shelby County, Alabama.

Parcel II

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, begin at the SE corner of Section 33, Township 21 South, Range 2 West; thence Northerly along the East boundary of said Section for 774.20 feet; thence left 90 deg. 50 min. in a Westerly direction 731.99 feet to the point of beginning, being the southwest corner of the land conveyed to Randy L. Trice in Real Book 49 page 249 in the Probate Office; thence continue Westerly along same course 565.50 feet, to the southeast corner of the land conveyed to William and Patricia Lloyd in Inst. # 2002-01727 in the Probate Office; thence northerly along the East line of said Parcel I for 527.90 feet, more or less, to a point on the South right of way boundary of Alabama Highway 70; thence Easterly and Southeasterly along said South boundary 570.00 feet, to the northwest corner of the land conveyed to said Randy L. Trice; thence Southerly along the West line of said Randy L. Trice Parcel 458.00 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Less and except that portion of caption lands sold to the Sate of Alabama by instrument recorded in Real Record 090 page 64 in Probate Office.

A handwritten signature in black ink, appearing to be "Randy L. Trice", located in the bottom right corner of the page.