

This instrument was prepared by:
L. Brooks Burdette
1930 Edwards Lake Rd. Ste. 126
Birmingham, AL 35235

Send Tax Notice To: Trophy Development, LLC
6063 Highway 25
Montevallo, AL 35115

800
1200
1500
1700

WARRANTY DEED-



20040423000209560 Pg 1/4 170.00
Shelby Cnty Judge of Probate, AL
04/23/2004 08:24:00 FILED/CERTIFIED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand dollars and Zero cents (\$150,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Michael A. Rochester and wife Deann S. Rochester**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Trophy Development, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

This Deed is being made pursuant to that certain provisions of the Order on the Intent and Motion to Sale in the matter of US Bankruptcy Chapter 13 rendered by Michael Rochester in the United States Bankruptcy Court Northern Division of Alabama Southern Division under Case Number 02-02595-TOM-13 and signed by Tamara O. Mitchell United States Bankruptcy Judge April 8, 2004.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of April, 20 04.

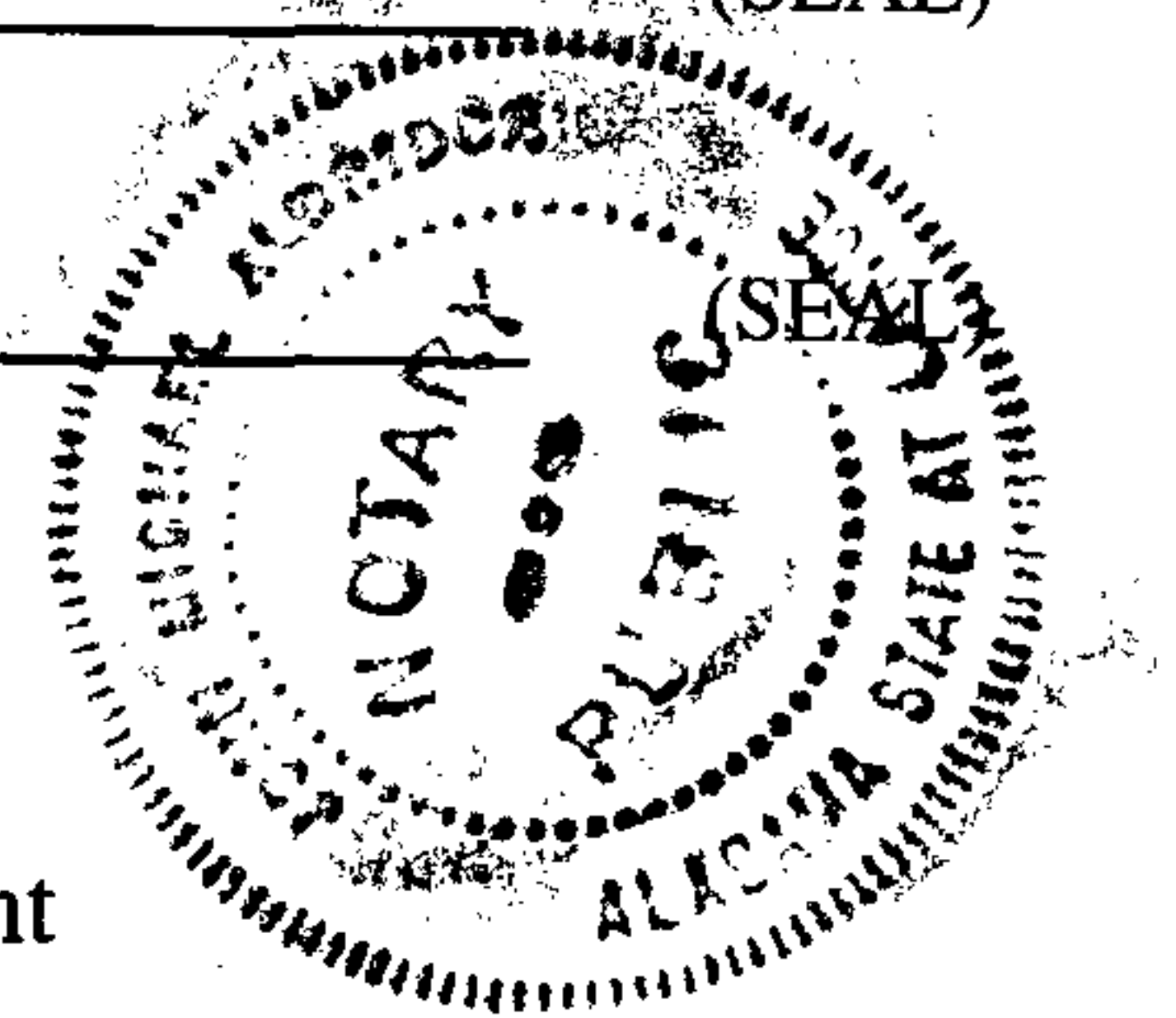
(SEAL)

Michael A. Rochester
Michael A. Rochester

(SEAL)

(SEAL)

Deann S. Rochester
Deann S. Rochester



STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, John Michael Aldridge, a Notary Public in and for the said County, in said State, hereby certify that **Michael A. Rochester and wife Deann S. Rochester** whose name(s) 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/she executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 12th day of April, 20 04.

John Michael Aldridge
, Notary Public

Exhibit "A"

Parcel 1 36-1-01-0-001-005

A tract or parcel of land 120 square in the Northwest Quarter of the Northwest Quarter of Section 1, Township 24 and Range 12 East, and described as follows: to establish a starting point begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East 397.3 feet; thence run South 5 degrees East 1357 feet on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, to a point on said common property line marked by an iron stob; thence from this point as a starting point run North 85 degrees East 120 feet; thence South 5 degrees East for 120 feet; thence South 85 degrees West for 120 feet, and thence Northerly on an along the aforesaid common property line for 120 feet to the point of beginning, being in the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 1, Township 24 and Range 12 East.

Parcel 2 36-1-02-0-001-001

TRACT ONE:

A tract or parcel of land in the Southeast corner of the Northeast Quarter of the Northeast Quarter and on the East side of the Southeast of the Northeast Quarter of Section 2, Township 24, Range 12 East, being in width (209 feet approximately) and 1577 feet in length and being more particularly described as follows: To establish a beginning point start at the Southwest corner of Section 23, Township 22 and Range 3 West and run South 88 degrees East 397.3 feet; thence South 5 degrees East 937 feet on and along the common property line of property owned by Pear Reynolds and property of Luther F. Rochester and wife, Clara Rochester, to a point on said common property line marked by an iron stob; thence from this point as a beginning point continue South on an along the aforesaid common property line for a distance of 1,577 feet to the point where the said common property line intersects the North right of way line of the Calera-Montevallo Highway #25; thence run South 82 degrees West on and along the North right of way of said Calera-Montevallo Highway #25 for a distance of 209 feet approximately to a point marked by an iron stob; thence from this point run Northerly in a straight line for a distance of 1,577 feet to a point also marked by an iron stob, and thence run Easterly for a distance of 209 feet approximately to the Point of Beginning, all in the East half of the Southeast Quarter of the Northeast Quarter and in the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East.

TRACT THREE:

A tract or parcel of land in the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and in the Northern part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, and being more particularly described as follows: To establish a starting point, begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East for 397.3 feet; thence from this point run South 5 degrees East on and along on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, for a distance of 937 feet to the on said common property marked by an iron stob; thence run Westerly for a distance of 209 feet approximately to an iron stob; said point begin the Northwest corner of property conveyed in Tract One herein; thence from this point run in a straight line Northwesterly to the point where the Northeast corner of the J. D. Smith property intersects the Freeman-Bason Line; thence run South 85 degrees West 1650 feet on and along the common property line of property owned by J.D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, thence North 3 degrees West for 555 feet to a corner iron stob, and thence North 88 degrees 20 minutes East for 2,640 feet on and along the common property line of property owned by J. D. Smith and property of Luther Rochester and wife, Clara B. Rochester, to the point of beginning, all part of the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and of the North half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, all tracts conveyed herein being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of the SE ¼ of the NE ¼ of Section 2, Township 24 North, Range 12 East; thence run North along the East line of the said ¼- ¼ for 201.12 feet to a point on the North right of way of Shelby County Road No. 25 and the point of beginning; thence continue North along the East line of the said ¼- ¼ for 208.45 feet; thence turn an angle to the left of 89 degrees 28 minutes 42 seconds and run West for 154.47 feet; thence turn an angle to the left of 89 degrees 16 minutes 32 seconds and run South for 208.46 feet to a point on the North right of way of Shelby County Road #25; thence turn an angle to the left of 90 degrees 43 minutes 28 seconds and run East along the North right of way for 159.00 feet to the point of beginning. Situated in Shelby County, Alabama, according to the Deed recorded in Volume 1999, page 41416 filed 10/5/99.

LESS AND EXCEPT:

Commence at the Southeast corner of the Southeast ¼ of the Northeast ¼ Section 2, Township 24 North, Range 12 East; thence North 3°45'14" West and run 201.12 feet, thence S 85°31'18" West and run 159.00 feet to the Point of Beginning thence continue along last described course and along North Right of Way of County Road No. 25 run 50.0 feet thence North 3°45'14" West and run 595.0 feet thence North 85°31'18" and run 170.0 feet; thence South 3°45'14" East and run 100.0 feet; thence South 85°31'18" West and run 120.0 feet; thence South 3°45'14" East and run 495.0 feet to the Point of Beginning, according to the Deed recorded in Volume 214, page 872 filed 11/23/88.

LESS AND EXCEPT:

As shown on the right of way map of the State of Alabama Highway Department as Project No. OLS-059-025-003 recorded in the Office of the Judge of Probate of Shelby County, Alabama and as shown on the Property Plat attached hereto and made a part hereof: Commence at the Northeast corner of the SE ¼ of NW ¼ Section 2, Township 24 North, Range 12 East; thence Southerly

along the East line of said SE ¼ of NE ¼, a distance of 1212 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line which extends from a point that is 50 feet northwesterly of and at right angle to the centerline of Project No. OLS-059-025-001 at Station 116+00 to a point that is 45 feet northwesterly of and at right angle to the centerline of said project at Station 115+00; thence Southwesterly along said line a distance of 15 feet, more or less, to said point that is 45 feet Northwesterly of and at right angle to the centerline of said Project at Station 115+00; thence S 86°32'49" W, parallel with the centerline of said Project a distance of 242 feet, more or less, to the West property line; thence Southerly along said west property line a distance of 19 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 25; thence Northeasterly along said present Northwest right of way line a distance of 256 feet, more or less, to the East line of said SE ¼ of NE ¼; thence Northerly along said East line a distance of 20 feet, more or less, to the Point of Beginning, according to the Deed to the State of Alabama Highway Department recorded in volume 338, page 245.

Parcel 3

27-7-26-0-001-004

TRACT THREE:

A tract or parcel of land in the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and in the Northern part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, and being more particularly described as follows: To establish a starting point, begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East for 397.3 feet; thence from this point run South 5 degrees East on and along on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, for a distance of 937 feet to the on said common property marked by an iron stob; thence run Westerly for a distance of 209 feet approximately to an iron stob; said point begin the Northwest corner of property conveyed in Tract One herein; thence from this point run in a straight line Northwesterly to the point where the Northeast corner of the J. D. Smith property intersects the Freeman-Bason Line; thence run South 85 degrees West 1650 feet on and along the common property line of property owned by J.D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, thence North 3 degrees West for 555 feet to a corner iron stob, and thence North 88 degrees 20 minutes East for 2,640 feet on and along the common property line of property owned by J. D. Smith and property of Luther Rochester and wife, Clara B. Rochester, to the point of beginning, all part of the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and of the North half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, all tracts conveyed herein being situated in Shelby County, Alabama.

Parcel 4

27-8-27-0-001-001

TRACT THREE:

A tract or parcel of land in the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and in the Northern part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, and being more particularly described as follows: To establish a starting point, begin at the Southwest corner of Section 23, Township 22 and Range 3 West and run 88 degrees East for 397.3 feet; thence from this point run South 5 degrees East on and along on and along the common property line of property owned by Pearl Reynolds and property of Luther F. Rochester and wife, Clara B. Rochester, for a distance of 937 feet to the on said common property marked by an iron stob; thence run Westerly for a distance of 209 feet approximately to an iron stob; said point begin the Northwest corner of property conveyed in Tract One herein; thence from this point run in a straight line Northwesterly to the point where the Northeast corner of the J. D. Smith property intersects the Freeman-Bason Line; thence run South 85 degrees West 1650 feet on and along the common property line of property owned by J.D. Smith and property of Luther F. Rochester and wife, Clara B. Rochester, thence North 3 degrees West for 555 feet to a corner iron stob, and thence North 88 degrees 20 minutes East for 2,640 feet on and along the common property line of property owned by J. D. Smith and property of Luther Rochester and wife, Clara B. Rochester, to the point of beginning, all part of the East half of Section 27 and West Fourth of Section 26, in Township 22 and Range 3 West and of the North half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 24 and Range 12 East, all tracts conveyed herein being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Southeast corner of the SE ¼ of the NE ¼ of Section 2, Township 24 North, Range 12 East; thence run North along the East line of the said ¼- ¼ for 201.12 feet to a point on the North right of way of Shelby County Road No. 25 and the point of beginning; thence continue North along the East line of the said ¼- ¼ for 208.45 feet; thence turn an angle to the left of 89 degrees 28 minutes 42 seconds and run West for 154.47 feet; thence turn an angle to the left of 89 degrees 16 minutes 32 seconds and run South for 208.46 feet to a point on the North right of way of Shelby County Road #25; thence turn an angle to the left of 90 degrees 43 minutes 28 seconds and run East along the North right of way for 159.00 feet to the point of beginning. Situated in Shelby County, Alabama, according to the Deed recorded in Volume 1999, page 41416 filed 10/5/99.

Parcel 5

36-1-02-0-001-001.001

Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ Section 2, Township 24 North, Range 12 East; thence North $3^{\circ}45'14''$ West and run 201.12 feet, thence S $85^{\circ}31'18''$ West and run 159.00 feet to the Point of Beginning thence continue along last described course and along North Right of Way of County Road No. 25 run 50.0 feet thence North $3^{\circ}45'14''$ West and run 595.0 feet thence North $85^{\circ}31'18''$ and run 170.0 feet; thence South $3^{\circ}45'14''$ East and run 100.0 feet; thence South $85^{\circ}31'18''$ West and run 120.0 feet; thence South $3^{\circ}45'14''$ East and run 495.0 feet to the Point of Beginning.

LESS AND EXCEPT:

As shown on the right of way map of the State of Alabama Highway Department as Project No. OLS-059-025-003 recorded in the Office of the Judge of Probate of Shelby County, Alabama and as shown on the Property Plat attached hereto and made a part hereof: Commence at the Northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 2, Township 24 North, Range 12 East; thence Southerly along the East line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$, a distance of 1212 feet, more or less, to the point of beginning of the property herein to be conveyed, said point of beginning being on a line which extends from a point that is 50 feet northwesterly of and at right angle to the centerline of Project No. OLS-059-025-001 at Station 116+00 to a point that is 45 feet northwesterly of and at right angle to the centerline of said project at Station 115+00; thence Southwesterly along said line a distance of 15 feet, more or less, to said point that is 45 feet Northwesterly of and at right angle to the centerline of said Project at Station 115+00; thence S $86^{\circ}32'49''$ W, parallel with the centerline of said Project a distance of 242 feet, more or less, to the West property line; thence Southerly along said west property line a distance of 19 feet, more or less, to the present Northwest right of way line of Alabama Highway No. 25; thence Northeasterly along said present Northwest right of way line a dance of 256 feet, more or less, to the East line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence Northerly along said East line a distance of 20 feet, more or less, to the Point of Beginning, according to the Deed to the State of Alabama Highway Department recorded in volume 338, page 245.

20040423000209560 Pg 4/4 170.00
Shelby Cnty Judge of Probate, AL
04/23/2004 08:24:00 FILED/CERTIFIED