

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
Investment Lands, LLC  
250 Yeager Pkwy Ste C  
Pelham, AL 35124

**WARRANTY DEED**

  
20040517000258590 Pg 1/3 20.00  
Shelby Cnty Judge of Probate, AL  
05/17/2004 08:33:00 FILED/CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Three hundred ten thousand and No/100 Dollars (\$310,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Kenneth Carter, a married man and W.A. McNeely, <sup>III</sup> a married man, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Investment Lands, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

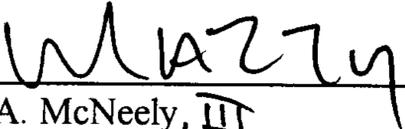
\$307,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this Deed.

The Property conveyed herein is not the homestead of either of the Grantors or their spouses.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

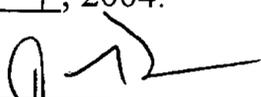
**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 12 day of MMY, 2004.

  
\_\_\_\_\_  
Kenneth Carter  
  
\_\_\_\_\_  
W.A. McNeely, <sup>III</sup>

STATE OF ALABAMA )  
 COUNTY )

I, the undersigned, a Notary <sup>III</sup> Public in and for said County in said State, hereby certify that Kenneth Carter and W.A. McNeely, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of MMY, 2004.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3-1-06

SCHEDULE A CONTINUED  
LEGAL DESCRIPTION

## PARCEL I:

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, and run in a northerly direction along the West line of said 1/4-1/4 section a distance of 1134.08 feet to a point on the southwesterly line of a 100 foot wide Atlantic Coast Line and L & N Railroad right of way; thence 130 degrees 20 minutes 19 seconds to the right in a southeasterly direction along the southwesterly right of way line of the aforementioned railroad right of way a distance of 1728.05 feet to a point on the East line of the NE 1/4 of the SW 1/4 of Section 14; thence 49 degrees 42 minutes 58 seconds to the right in a southerly direction along the East line of said 1/4-1/4 section a distance of 54.07 feet to the southeast corner of said 1/4-1/4 section; thence 91 degrees 37 minutes 20 seconds to the right in a westerly direction along the South line of said 1/4-1/4 section a distance of 758.38 feet to a point; thence 90 degrees 00 minutes to the right in a northerly direction a distance of 125.00 feet to a point; thence 90 degrees 00 minutes to the left in a westerly direction a distance of 75.00 feet to a point; thence 90 degrees 00 minutes to the left in a southerly direction a distance of 125.00 feet to a point on the South line of the NE 1/4 of the SW 1/4 of said Section 14; thence 90 degrees 00 minutes to the right in a westerly direction along the South line of said 1/4-1/4 section a distance of 484.31 feet to the point of beginning.

## PARCEL II:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West and run in an easterly direction along the North line of said 1/4-1/4 section a distance of 369.97 feet to the point of beginning of the parcel herein described; thence continue in an easterly direction along the North line of said 1/4-1/4 section a distance of 60.03 feet to a point; thence 88 degrees 17 minutes to the right in a southerly direction a distance of 139.00 feet to a point on the northerly right of way line of Sykes Street a 30 foot public road right of way; thence 90 degrees 00 minutes to the right in a westerly direction along the northerly right of way line of Sykes Street a distance of 60.00 feet to a point; thence 90 degrees 00 minutes to the right in a northerly direction a distance of 140.80 feet to the point of beginning.

## PARCEL III:

A permanent non-exclusive 20 foot wide easement for ingress, egress and installation and maintenance of utilities and utility lines as follows: Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West; thence East along the South line of said 1/4-1/4 section a distance of 354.81 feet; thence left 90 degrees a distance of 10 feet to the beginning of the centerline of a 20 foot easement, 10 feet each side of the following described line; thence right 90 degrees a distance of 264.50 feet to the end of the centerline of said easement.

SCHEDULE A CONTINUED  
LEGAL DESCRIPTION

PARCEL IV:

A permanent non-exclusive 10 foot wide easement for ingress, egress and installation and maintenance of utilities and utility lines as follows:

Commence at the SW corner of the NE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West; thence East along the South line of said 1/4-1/4 section a distance of 375.05 feet to the beginning of the centerline of a 10 foot easement, 5 feet each side of the following described line; thence right 88 degrees 35 minutes 37 seconds a distance of 150.80 feet, more or less, to the northerly right of way line of Sykes Street and the end of said 10 foot easement.

All being situated in Shelby County, Alabama.

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