



This Instrument Prepared By:  
The Law Offices of Christopher R. Smitherman, L.L.C.  
Attorney at Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Fulmer Properties, LLC  
~~470 Tecumseh Street~~ P.O. Box 732  
Montevallo, AL 35115

STATE OF ALABAMA     )  
                                  )     **STATUTORY WARRANTY DEED**  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Three Hundred Fifty Thousand & 00/100 Dollars (\$350,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **ESS JOINT VENTURE, an Alabama General Partnership**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Fulmer Properties, LLC, an Alabama Limited Liability Company**, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 8A, according to the Resurvey of Lots 5, 6, 7 and 8 of Southpark, as recorded in Map Book 23, page 119, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Mineral and mining rights excepted.**

**Subject to all items of record.**

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$262,500.00.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.


Grantor covenants with Grantee that Grantor specifically warrants the property conveyed here, and that Grantor and Grantor's heirs and personal representatives will forever warrant and defend this property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 14<sup>th</sup> day of May, 2004.

EES JOINT VENTURE, an Alabama General Partnership

20040518000262200 Pg 2/2 101.50  
Shelby Cnty Judge of Probate, AL  
05/18/2004 11:43:00 FILED/CERTIFIED

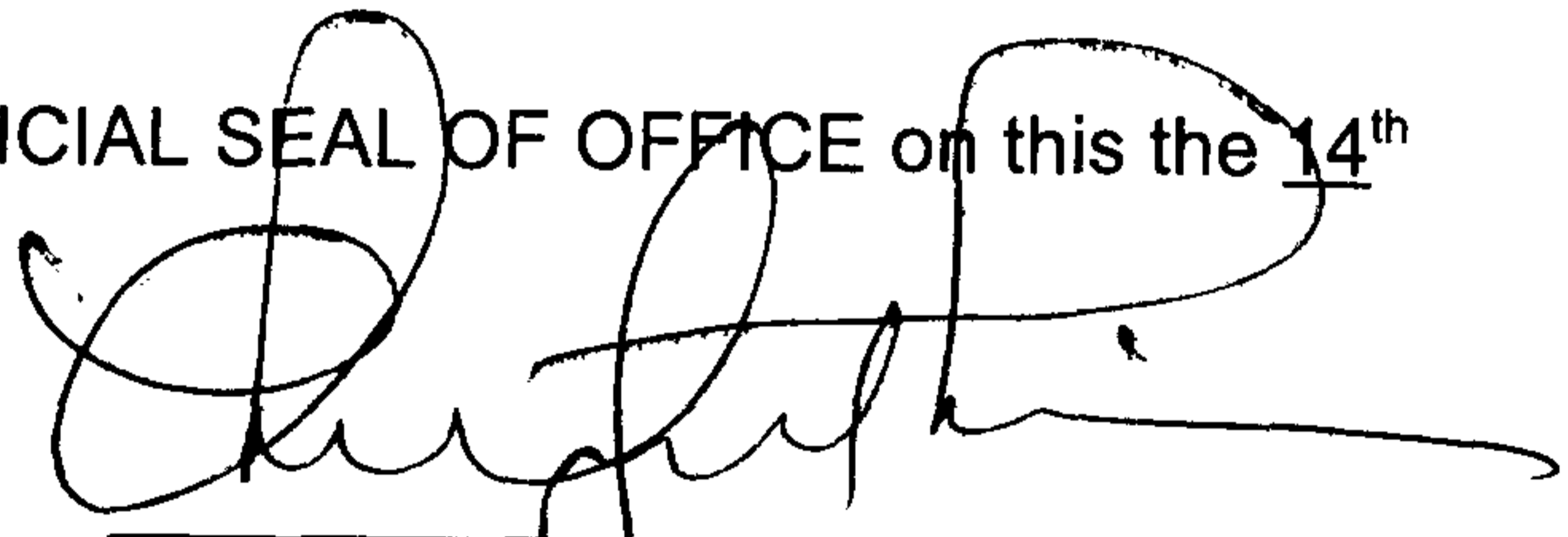
By: EES Development Corporation, as Managing General Partner

By:  (L.S.)  
Marc A. Eason  
Its President

STATE OF ALABAMA            )  
  )  
SHELBY COUNTY                )       **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Marc A. Eason, whose name as President of EES DEVELOPMENT CORPORATION, as Managing General Partner of ESS JOINT VENTURE, an Alabama GENERAL PARTNERSHIP, is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Managing General Partner on the same that bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14<sup>th</sup> day of May, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/07