

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Eddleman Properties, LLC
2700 Highway 280 East, Suite 425
Birmingham, AL 35223

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Twenty-Five Thousand One Hundred Twenty and 00/100 (\$225,120.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **The Estate of Billy C. Sullivan, Deceased, Case No 2003-522 in the Probate Court of Houston County, Alabama**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Eddleman Properties, LLC**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A".

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 14 day of **May, 2004**.

The Estate of Billy C. Sullivan
Deceased, Case No 2003-522,
in the Probate Court of Houston
County, Alabama

Emily Jane S. Gates

Emily Jane S. Gates
As Co-Executrix

The Estate of Billy C. Sullivan
Deceased, Case No 2003-522,
in the Probate Court of Houston
County, Alabama

Martha S. Smith

Martha S. Smith
As Co-Executrix

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF *Alabama*
COUNTY OF *Monroe*

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Emily June S. Gates, whose name as Co-Executrix of The Estate of Billy C. Sullivan, Deceased, Case No 2003-522 in the Probate Court of Houston County, Alabama 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, she, as such Co-Executrix and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal of office this the 14 day of May 2004.

William T. Bellamy
NOTARY PUBLIC

My commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 11, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF *Alabama*
COUNTY OF *Montgomery*

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Martha S. Smith, whose name as Co-Executrix of The Estate of Billy C. Sullivan, Deceased, Case No 2003-522 in the Probate Court of Houston County, Alabama 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, she, as such Co-Executrix and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal of office this the 14 day of May 2004.

William T. Bellamy
NOTARY PUBLIC

My commission expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 11, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT A
LEGAL DESCRIPTION

20040524000272310 Pg 3/3 242.50
Shelby Cnty Judge of Probate, AL
05/24/2004 08:43:00 FILED/CERTIFIED

Tract No. 2, of the Carden Estate as set forth on the certain survey by Frank Wheeler dated January 25, 1974 as more particularly described as follows:

Begin at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 19 South, Range 1 East; thence run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 477.44 feet; thence turn an angle of 95 deg. 14 min. 50 sec. to the left and run a distance of 1701.30 feet to the North right of way line of U. S. Highway 280; thence turn an angle of 110 deg. 17 min. 28 sec. to the left and run along said right of way line a distance of 550.68 feet; thence turn an angle of 69 deg. 42 min. 32 sec. to the left and run a distance of 1462.80 feet; thence turn an angle of 84 deg. 45 min. 10 sec. to the left and run 41.20 feet to the point of beginning. Subject to a 20 foot easement for a roadway adjacent to and parallel with the East line of the above described tract.

Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, and the North $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.