



20040617000328240 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
06/17/2004 08:11:00 FILED/CERTIFIED

Send Tax Notice To:

B. Hulsey Company, LLC
Old Highway 280
Chelsea, Alabama 35043
PID#

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
Two Hundred Ninety-Two Thousand Two Hundred Fifty and 00/100
(\$292,250.00)

Dollars, in hand paid by

B. Hulsey Company, LLC

hereinafter referred to as GRANTEE (whether one or more), to

Vivian M Randall, a married woman

represented herein by and through her/his Attorney in Fact, Francis Alfred Randall, who acts in her/his capacity as Attorney-in-Fact pursuant to that certain Power of Attorney executed by Vivian M Randall dated the 12th day of September, 2002 and filed of record in/as Inst. No. 2004-12391 in the office of the Judge of Probate of Shelby County, Alabama, and

Alfred Randall, Jr., her husband,

together hereinafter referred to as Grantor (whether one or more), does hereby grant, bargain, sell and convey unto said Grantee, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

W-1/2 of E-1/2 of SW-1/4 of SW-1/4, Section 24, and all North of Florida Short Route Highway of W-1/2 of E-1/2 of NW-1/4 of NW-1/4, Section 25. Said parcel situated in Township 19, Range 1 W, in Shelby County, Alabama.

PARCEL II:

E-1/2 of E-1/2 of W-1/2 of SW-1/4 of SW-1/4, Section 24 and all North of Florida Short Route Highway of E-1/2 of E-1/2 of W-1/2 of NW-1/4 of NW-1/4, Section 25. Said parcel situated in Township 19, Range 1 W, Shelby County, Alabama.

\$ 292250 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And I, as Grantor, do, for myself and for my successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns 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 have hereunto set my hand and seal this 26th day of May, 2004.

Vivian M. Randall
Vivian M. Randall

By: Francis Alfred Randall
Francis Alfred Randall, as Attorney-in-Fact for
Vivian M. Randall

Alfred Randall, Jr.
Alfred Randall, Jr.

STATE OF ALABAMA
COUNTY OF HOUSTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vivian M. Randall by and through her/his Attorney in Fact, Francis Alfred Randall, whose name 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, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of May, 2004.

Carol M. Alley
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: April 9, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA
COUNTY OF HOUSTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred Randall, Jr., whose name 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, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of May, 2004.

Carol M. Alley
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission Expires: April 9, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham AL 35242

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