

(Name) John T. Lanford

(Address)

This instrument was prepared by
 (Name) V. Edward Freeman II
 (Address) STONE, PATTON, KIERCE & FREEMAN
 118 North 18th Street
 Bessemer, AL 35020

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 Shelby Cnty Judge of Probate, AL
 07/02/2004 13:48:00 FILED/CERTIFIED

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THOUSAND AND NO/100-----(\$70,000.00)----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JERRY E. McGaha, a Married Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JOHN T. Lanford

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF FULLY SET OUT HEREIN.

SUBJECT TO:

1. General and special taxes for the year 2004 and subsequent years.
2. Right of Way granted to Alabama Power Company by instruments of record in Deed Book 131, Pages 137, 158, 159 and 388; Deed Book 212, Page 576 and Deed Book 242, Page 460.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 77, Page 219.
4. Riparian and other rights created by the fact that the subject property fronts on Sand Lake.
5. Title to land comprising the shores or bottoms of Navigable waters or to artificial accretions or fills are not insured.
6. Access Agreement as set out in Instrument # 2001-4978.

\$ 59,500.00 of the above recited consideration was furnished to Grantee through a loan secured by mortgage executed simultaneously with the delivery of this deed.

The undersigned Jerry E. McGaha hereby certifies this property does not constitute his homestead or that of his spouse.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 25 day of June, 2004

(Seal)

Jerry E. McGaha

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
 JEFFERSON COUNTY

General Acknowledgment

the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry E. McGaha 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of June, A. D., 2004

MY COMMISSION EXPIRES: 4/25/07

Cynthia Randolph Watkins
 Notary Public

STONE, PATTON, KIERCE & FREEMAN
 P.O. Box 237
 BESSEMER, ALABAMA 35021

EXHIBIT "A"

Commence at an iron pin found, locally accepted to be the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 33, Township 17 South, Range 1 East and run thence North 89 degrees 26 minutes 30 seconds West along the North line of said 1/4-1/4 section a distance of 162.57 feet to an iron pin found on the Southerly right of way of Shelby County Highway #101; thence South 60 degrees 10 minute 40 seconds West along said right of way a distance of 61.88 feet to a concrete monument found at a point of curvature; thence Southwesterly along the arc of a curve and said right of way a distance of 894.45 feet, said curve having a radius of 1950.46 feet, a central angle of 26 degrees 16 minutes 30 seconds, a chord bearing of South 73 degrees 21 minutes 13 seconds West and a chord distance of 886.83 feet; thence South 86 degrees 29 minutes 28 seconds West along said right of way a distance of 73.07 feet to the intersection with the centerline of a 20 foot (twenty) easement for ingress and egress along an existing gravel road and the point of beginning of the within described tract; thence continue South 86 degrees 29 minutes 28 seconds West along said right of way a distance of 331.13 feet to a point of curvature; thence Westerly along the arc of said curve and said right of way a distance of 52.11 feet, said curve having a radius of 533.57 feet, a central angle of 05 degrees 35 minutes 44 seconds, a chord bearing of South 83 degrees 41 minutes 36 seconds West and a chord distance of 52.09 feet; thence South 20 degrees 54 minutes 31 seconds East a distance of 179.30 feet to the shoreline of a private lake known as Sand Lake; thence along the shoreline of said lake the following course and distance: South 48 degrees 38 minutes 55 seconds West a distance of 236.02 feet; South 33 degrees 46 minutes 07 seconds West a distance of 51.04 feet; South 15 degrees 33 minutes 12 seconds West a distance of 88.94 feet; South 16 degrees 16 minutes 59 seconds East a distance of 77.13 feet; South 82 degrees 30 minutes 37 seconds East a distance of 54.55 feet; North 55 degrees 34 minutes 00 seconds East a distance of 52.12 feet; North 54 degrees 24 minutes 57 seconds East a distance of 145.15 feet; North 62 degrees 15 minutes 01 second East a distance of 183.00 feet to the intersection with the centerline of said 20 foot (twenty) easement for ingress and egress; thence along the centerline of said 20 foot (twenty) easement the following course and distance: North 28 degrees 21 minutes 16 seconds West a distance of 10.40 feet; North 01 degree 36 minutes 42 seconds East a distance of 101.75 feet; North 47 degrees 20 minutes 14 seconds East a distance of 123.59 feet; North 19 degrees 58 minutes 44 seconds East a distance of 175.71 feet back to the point of beginning.

SUBJECT to the within described 20 foot (twenty) easement for ingress and egress.