

WARRANTY DEED

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is herein acknowledged, and I/WE, **NORMAN E. MCNEILL AS TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE WILL OF JULIA M. MCNEILL, DECEASED, PROBATE CASE # 41-028**

(Hereinafter referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto:

C.S. FANT

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

Parcel I

All that part of the East Half and the East Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section 21, Township 20 South, Range 1 West, which lies West of Little Yellow Creek, the center of the creek being the line.

Parcel II

The Northwest Quarter of the Northeast Quarter; the West ten acres of the Southwest Quarter of the Northeast Quarter; and the Northeast Quarter of the Northwest Quarter, all in Section 21, Township 20 South, Range 1 West.

Less and Except:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

The West 250.00 feet of the Northeast Quarter of the Northwest Quarter of Section 21, Township 20 South, Range 1 West, EXCEPT That part that lies within the right of way of Shelby County Highway No. 69.

Also Less and Except:

All that part of the Northwest Quarter of the Northeast Quarter lying South and East of the centerline of Yellow Leaf Creek. Situated in Section 21, Township 20 South, Range 1 West.

Also Less and Except:

The East 330.0 feet of the West 580.0 feet of the Northeast Quarter of the Northwest Quarter of Section 21, Township 20 South, Range 1 West Less and Except the right of way of Shelby County Highway No. 69.

Also Less and Except:

A part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 20 South, Range 1 West, being more particularly described as follows: Commence at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 21; thence North 88 degrees 42 minutes 26 seconds East along the South line of said quarter-quarter section a distance of 579.99 feet to the point of beginning; thence North 88 degrees 42 minutes 26 seconds East a distance of 228.08 feet to the Southerly right of way of Shelby County Highway No. 69; thence around a curve to the right through a central angle of 01 degree 49 minutes 34 seconds an arc distance of 176.88 feet, a chord bearing of North 60 degrees 26 minutes 31 seconds West a distance of 176.87 feet to a point of tangent; thence North 59 degrees 31 minutes 44 seconds West a distance of 55.66 feet; thence around a curve to the right through a central angle of 00 degrees 14 minutes 57 seconds an arc distance of 27.08 feet a chord bearing of North 59 degrees 24 minutes 16 seconds West a distance of 27.08 feet; thence South 01 degrees 13 minutes 48 seconds West a distance of 134.44 feet to the point of beginning.

Property subject to the following exceptions:

1. Property taxes due and payable for current year and each year thereafter, taxes being due October 1 of each year and delinquent January 1 of each year.
2. All minerals withing and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 86 Page 297 and Deed Book 154 Page 455.
3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 166 Page 157.
4. Right of Way for Shelby County as recorded in Deed Book 256 Page 879 and Deed Book 229 Page 737.
5. All rights of ways for public roads.
6. Riparian and other rights created by the fact that subject property fronts on Little Yellow Creek.

Consideration Paid: \$490,000.00



Property herein conveyed is not a part of the homestead of the grantor nor his spouse, if any.

This description provided to Jackson & Williams by: Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24 day of June, 2004.


**NORMAN MCNEILL, Trustee of the Family Trust
created under the Will of JULIA M. MCNEILL,
Deceased, Probate Case # 41-028**

STATE OF ALABAMA *
COUNTY OF SHELBY *

20040706000370270 Pg 2/2 504.00
Shelby Cnty Judge of Probate, AL
07/06/2004 12:31:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **NORMAN MCNEILL, as Trustee** 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, he in his capacity as Trustee of the Family trust created under the will of Julia M. McNeill, deceased, Probate Case # 41-028, executed the same voluntarily, on the day the same bears date.

DONE this the 24 day of June, 2004.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-03-08

This Instrument Prepared By:
Jackson & Williams, Attorneys;
416 1st Ave, SE;
Cullman AL 35055
(256) 739-5400
Send Tax Notice To:
C.S. Fant
P.O. Box 43408
Bham, AL 35243