

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Kenneth K. Lewis
77 Highway 305
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KELLI A. BRIGGS and husband DANIEL B. BRIGGS** (herein referred to as Grantors) do grant, bargain, sell and convey unto **KENNETH K. LEWIS** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

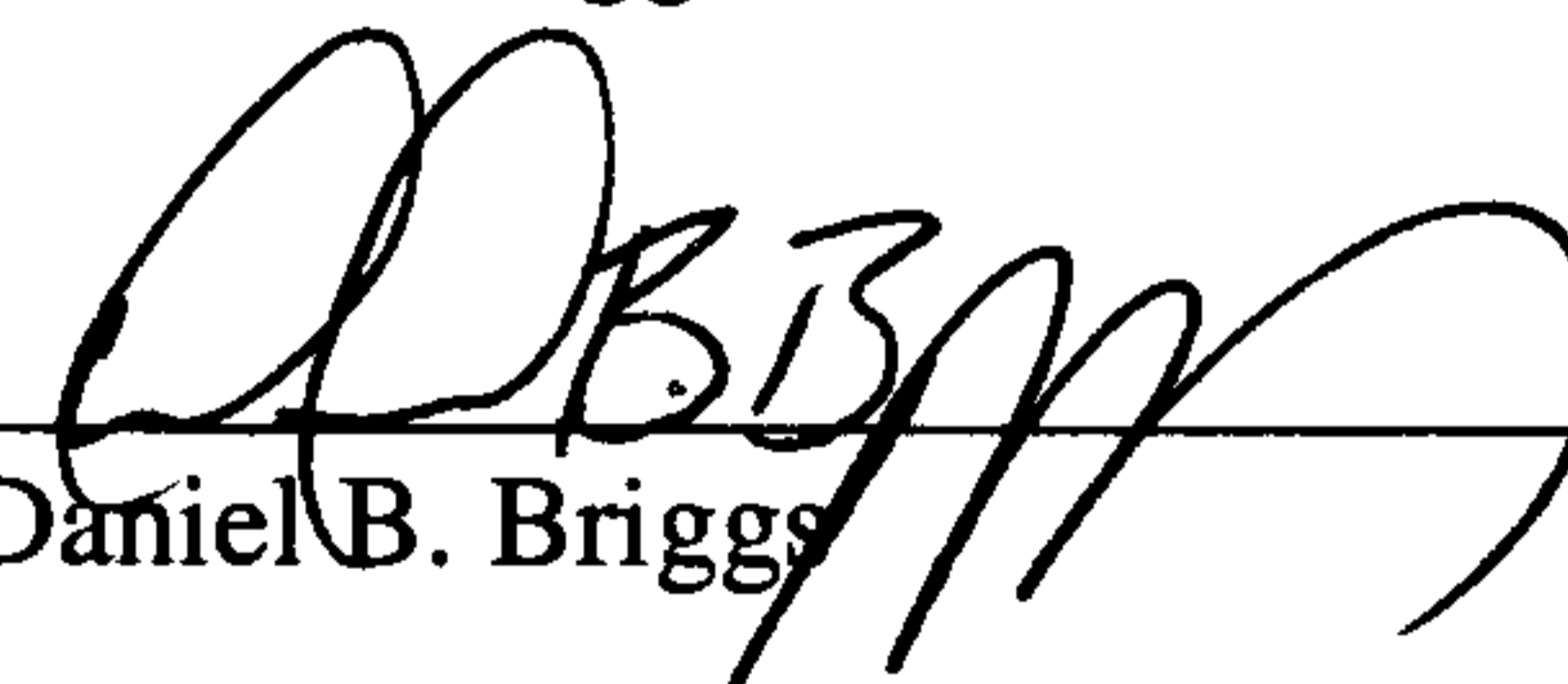
\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. \$25,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 24th day of August, 2004.

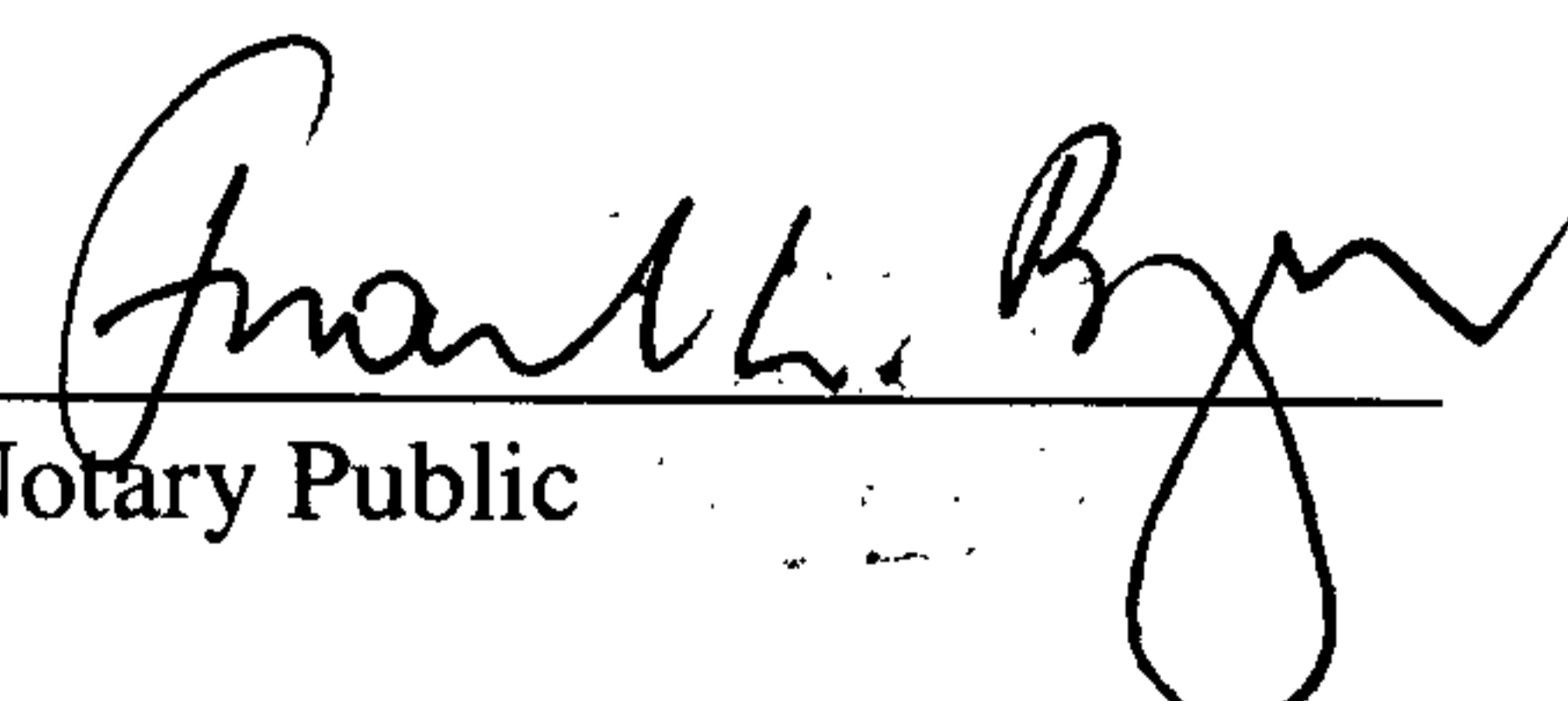

Kelli A. Briggs


Daniel B. Briggs

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Kelli A. Briggs and husband Daniel B. Briggs**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of August, 2004.


Notary Public

My Commission Expires: 11/20/2004

EXHIBIT "A"

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the SE corner of Section 32, Township 21 South, Range 1 West; thence run North along the East line thereof for 483.0 feet to an iron pin; thence 91 deg. 32 min. 42 sec. left run 94.22 feet to the Westerly right of way of Shelby County Road 305 and the point of beginning; thence continue last described course for 556.99 feet; thence 94 deg. 44 min. 50 sec. right run Northerly for 171.61 feet; thence 84 deg. 54 min. 50 sec. right run Easterly for 552.29 feet to the Westerly right of way of said road; thence 106 deg. 06 min. 10 sec. right to tangent of a curve to the left (having a central angle of 25 deg. 17 min. 38 sec. and a radius of 398.61 feet) and along the right of way of said road a arc distance of 175.97 feet to the point of beginning; being situated in Shelby County, Alabama.