



20040921000518510 Pg 1/6 529.00
Shelby Cnty Judge of Probate, AL
09/21/2004 07:59:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

SEND TAX BILL TO.

Phillip G. Stutts, Esq.
Leitman, Siegal & Payne, P.C.
600 North 20th Street, Suite 400
Birmingham, Alabama 35203

Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, W. EARL RICHARDS, an unmarried man (as to a 2/6 interest in the Property), AND WILLIAM H. WADE, JR., a married man (as to a 4/6 interest in the Property), as tenants in common (jointly and severally, "Grantor") hereby grant, bargain, sell and convey unto EDWIN B. LUMPKIN, JR., a married man ("Grantee") the undivided interest owned by each Grantor in that certain tract or parcel of land in Shelby County, State of Alabama described on **EXHIBIT "A"**, which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property."

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on **Exhibit "B"** which is attached hereto and incorporated herein by reference as well as to all taxes for the year 2004 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

The Property is not the homestead of the Grantor.

14th IN WITNESS WHEREOF, the said Grantor, hereto sets its signature and seal this the
day of September, 2004.



W. Earl Richards

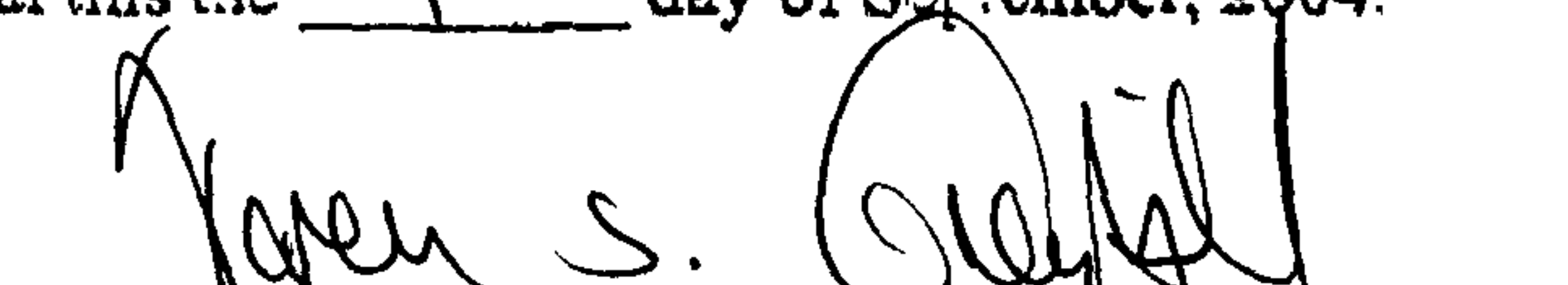
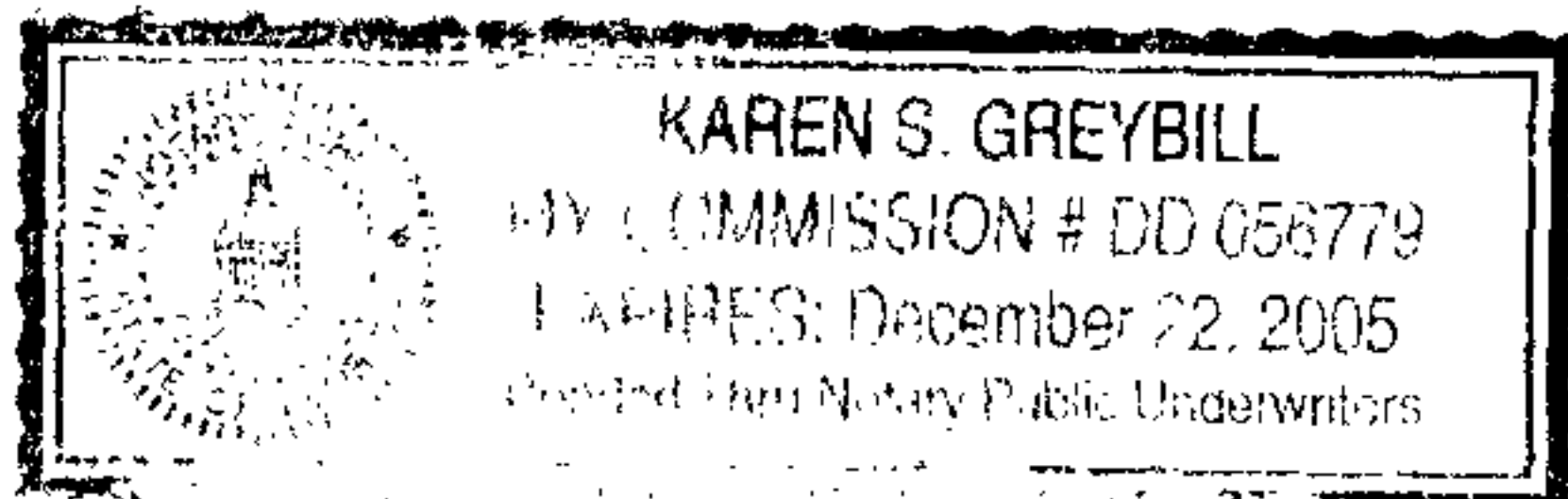


William H. Wade, Jr.

STATE OF Florida)
COUNTY OF Okaloosa)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that W. EARL RICHARDS whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 9th day of September, 2004.


Notary Public
My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that WILLIAM H. WADE, JR. whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of September, 2004.


Notary Public

My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 9, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

LEGAL DESCRIPTION

The West half of the Northwest $\frac{1}{4}$ of Section 3, Township 22 South, Range 2 West; thence South $26 \frac{2}{3}$ acres of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West; all that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West, lying East of Birmingham-Montgomery Highway; and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West, less and except those parcels described in Book 326, page 808; Book 336, page 58; Deed Book 151, page 372; Deed Book 307, page 272; Deed Book 347, page 306; Deed Book 347, page 313; Deed Book 347, page 221; Instrument 2000030100006361 and Instrument 2001090600038433; more particularly described by field survey as follows:

Commence at the Northwest corner of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and Southerly along the Section line 440.05 feet to the Point of Beginning; thence left $90^{\circ}54'25''$ Easterly, 440 feet South of and parallel to the North line of Section 3, a distance of 1276.22 feet to the East line of the West half of the Northwest $\frac{1}{4}$ of Section 3, being the West line of the Jewel Subdivision as recorded in Map Book 19, page 5, in the Probate Office of Shelby County, Alabama; thence right $88^{\circ}51'45''$ Southerly 2225.66 feet along the East line of the West half of the Northwest $\frac{1}{4}$ of Section 3 to a concrete monument found; thence right $92^{\circ}04'30''$ Westerly 1355.46 feet along the South line of the West half of the Northwest $\frac{1}{4}$ of Section 3 to the West section line of Section 3; thence right $89^{\circ}58'10''$ Northerly 188.51 feet along the section line; thence left $86^{\circ}09'34''$ Westerly 75.64 feet; thence right $88^{\circ}25'50''$ Northerly 547.59 feet to a found iron pin; thence left $89^{\circ}20'46''$ Westerly 1252.74 feet; thence right $91^{\circ}31'23''$ Northerly 325.28 feet to a found iron pin; thence left $89^{\circ}51'44''$ Westerly 384.60 feet to the Easterly right of way line of US Highway 31; thence right $73^{\circ}29'47''$ Northwesterly 58.42 feet along the Easterly right of way line of US Highway 31 to a found iron pin; thence right $106^{\circ}16'55''$ Easterly 191.24 feet to a found iron pin; thence left $89^{\circ}59'11''$ Northerly 200.07 feet to a found iron pin; thence left $90^{\circ}00'59''$ Westerly 244.43 feet to a found iron pin along the Easterly right of way line of US Highway 31; thence left $75^{\circ}03'05''$ Northwesterly 855.06 feet along the Easterly right of way line of US Highway 31 to a found pipe; thence right $102^{\circ}14'57''$ Easterly 1870.84 feet to the East section line of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama; thence right $88^{\circ}20'16''$ Southerly 3.90 feet to the Point of Beginning.

EXHIBIT “B”

Permitted Encumbrances

1. Taxes for the year 2004, which are not yet due and payable.
2. Minerals and mineral rights to the extent not owned by Grantor.
3. Less and except any part of the Property lying within a road right of way.

EXHIBIT "A"

PARCEL I

The West half of the Northwest $\frac{1}{4}$ of Section 3, Township 22 South, Range 2 West; thence South 26 $\frac{2}{3}$ acres of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West; all that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West, lying East of Birmingham-Montgomery Highway; and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West, less and except those parcels described in Book 326, page 808; Book 336, page 58; Deed Book 151, page 372; Deed Book 307, page 272; Deed Book 347, page 306; Deed Book 347, page 313; Deed Book 347, page 221; Instrument 2000030100006361 and Instrument 2001090600038433; more particularly described by field survey as follows:

Commence at the Northwest corner of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama, and Southerly along the Section line 440.05 feet to the Point of Beginning; thence left 90°54'25" Easterly, 440 feet South of and parallel to the North line of Section 3, a distance of 1276.22 feet to the East line of the West half of the Northwest $\frac{1}{4}$ of Section 3, being the West line of the Jewel Subdivision as recorded in Map Book 19, page 5, in the Probate Office of Shelby County, Alabama; thence right 88°51'45" Southerly 2225.66 feet along the East line of the West half of the Northwest $\frac{1}{4}$ of Section 3 to a concrete monument found; thence right 92°04'30" Westerly 1355.46 feet along the South line of the West half of the Northwest $\frac{1}{4}$ of Section 3 to the West section line of Section 3; thence right 89°58'10" Northerly 188.51 feet along the section line; thence left 86°09'34" Westerly 75.64 feet; thence right 88°25'50" Northerly 547.59 feet to a found iron pin; thence left 89°20'46" Westerly 1252.74 feet; thence right 91°31'23" Northerly 325.28 feet to a found iron pin; thence left 89°51'44" Westerly 384.60 feet to the Easterly right of way line of US Highway 31; thence right 73°29'47" Northwesterly 58.42 feet along the Easterly right of way line of US Highway 31 to a found iron pin; thence right 106°16'55" Easterly 191.24 feet to a found iron pin; thence left 89°59'11" Northerly 200.07 feet to a found iron pin; thence left 90°00'59" Westerly 244.43 feet to a found iron pin along the Easterly right of way line of US Highway 31; thence left 75°03'05" Northwesterly 855.06 feet along the Easterly right of way line of US Highway 31 to a found pipe; thence right 102°14'57" Easterly 1870.84 feet to the East section line of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama; thence right 88°20'16" Southerly 3.90 feet to the Point of Beginning.

Less and except any part of subject property lying within a road right of way.

All being situated in Shelby County, Alabama.

PARCEL II

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence and begin at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, being an iron pin marked "Dansby"; thence North 2 degrees 52 minutes 34 seconds East along the West boundary of the Northwest Quarter of the Southeast Quarter of said Section 4 for 394.15 feet to Southwesterly right-of-way line of Interstate 65; thence South 54 degrees 10 minutes 44 seconds East along the Southwesterly right-of-way line of Interstate 65 for 23.66 feet to the PC of a curve to the right, concave Southwesterly with a radius of 7489.35 feet, a central angle of 01 degrees 28 minutes 23 seconds and a chord bearing of South 53 degrees 26 minutes 33 seconds East; thence run along the arc of said curve a distance of 192.55 feet Southwesterly right-of-way line of Interstate 65; thence South 38 degrees 30 minutes 24 seconds East for 300.54 feet along the Southwesterly right-of-way line of Interstate 65; thence South 39 degrees 32 minutes 39 seconds West for 35.64 feet along the Southwesterly right-of-way line of Interstate 65; thence South 89 degrees 33 minutes 32 seconds West for 318.51 feet to the point of beginning.