


This instrument was prepared by:
Mary L. Gifford, Attorney at Law
2080 Valleydale Road, Suite 16
Birmingham, AL 35244

Send Tax Notice To:
Lawrence Newman
8778 Helena Road
Pelham, AL 35124


20040924000529800 Pg 1/3 51.00
Shelby Cnty Judge of Probate, AL
09/24/2004 16:13:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

SALES PRICE \$200,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 dollars (\$10.00) in hand paid to Ronald E. Holly and Peggy L. Holly, husband and wife, herein referred to as Grantor whether one or more, in hand paid by Lawrence G. Newman, aka Lawrence Newman, Theresa A. Terrebonne, aka Theresa Terrebonne, and Victor L. Miller, Jr., aka Victor Miller, herein referred to as Grantee whether one or more, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto said Grantee in fee simple all right, title, interest and claim in and to the following described real estate situated in Shelby County, Alabama to-wit:

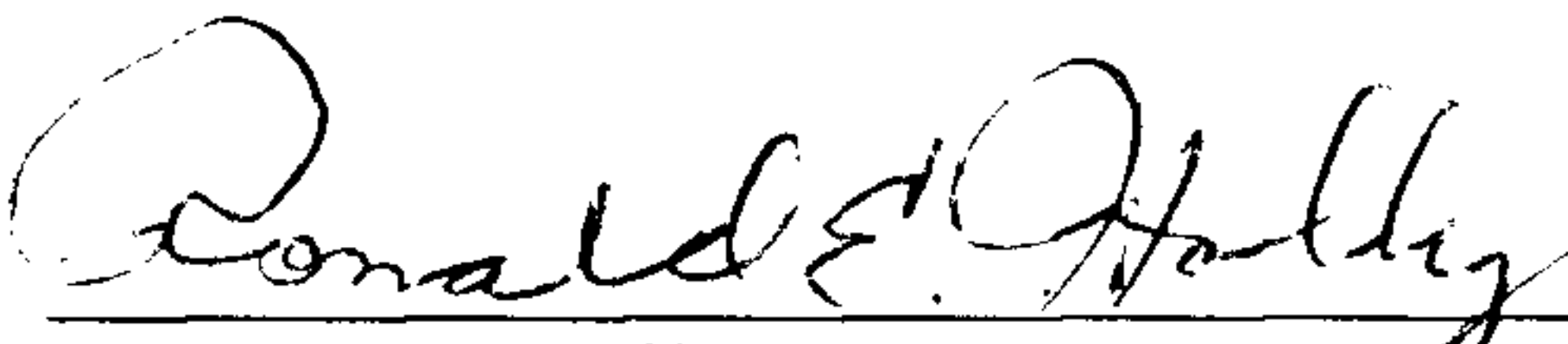
See attached Schedule A for Legal Description

Subject to: Ad valorem taxes for 2004, not yet due and payable,
All easements, rights-of-way, restrictions and encumbrances of record,
Any mineral and/or mining rights not owned by Seller,
Present Zoning Classification, B-2 Commercial,
Existing leases and tenant escrow deposits that are to be transferred to
Purchaser, subject to any present management and or rental
commission agreements thereon,
Utility Easements serving the property, subdivision covenants and
restrictions, and building lines of record, provided that none of the foregoing
materially impair use of the property for its intended use.

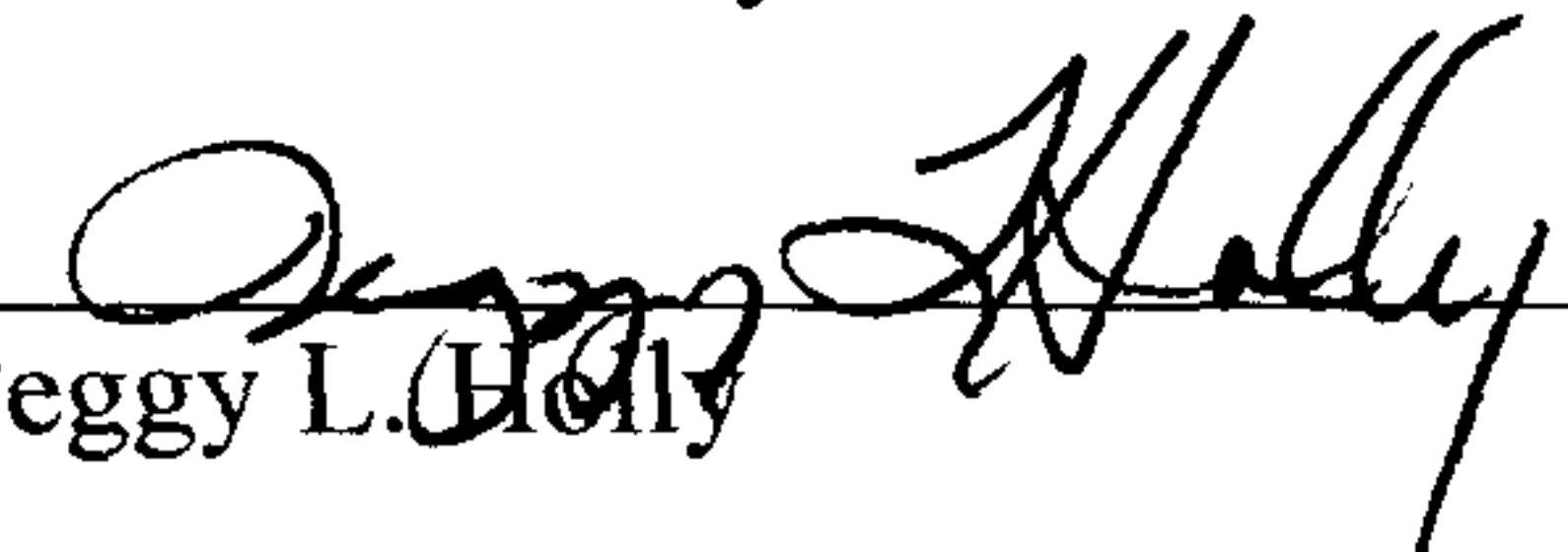
\$170,000.00 of the purchase price was paid from proceeds of a mortgage closed simultaneously

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns forever in fee simple, said Grantors do for themselves and their heirs, executors and administrators covenant with said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid and that they will, and their heirs, executors and administrators, shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Ronald E. Holly and Peggy L. Holly have hereto set forth their signatures and seals this the 22nd day of September, 2004.



Ronald E. Holly



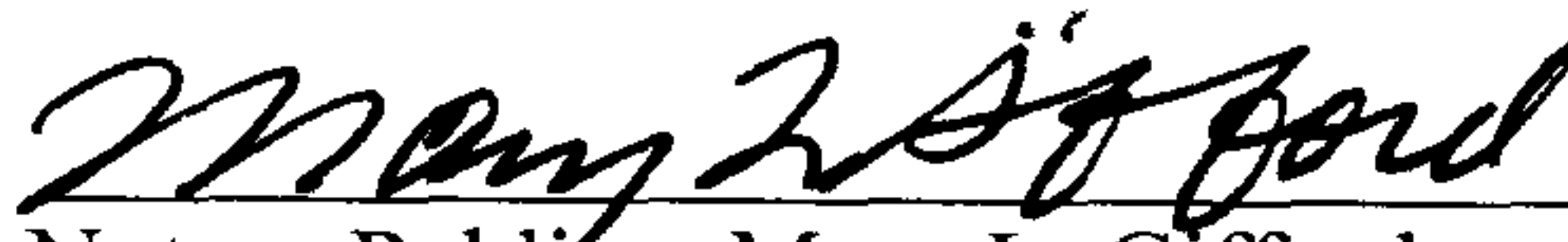
Peggy L. Holly

STATE OF ALABAMA

COUNTY OF SHELBY

I, the Undersigned, a Notary Public in and for said County, in said State, hereby acknowledge that Ronald E. Holly and Peggy L. Holly, whose names are signed to the foregoing conveyance, and who are either known to me or have proven their identities to me by good and sufficient evidence, acknowledged before me on this day that, having been informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, 2004.



Notary Public – Mary L. Gifford
My Commission expires: 07/06/05

Schedule A, Legal Description, Continuation Page

A PART OF LOT 11, VALLEY DALE ESTATES AS RECORDED IN MAP BOOK 4, PAGE 90, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 11, VALLEY DALE ESTATES AS RECORDED IN MAP BOOK 4, PAGE 90, IN THE PROBATE OFFICE, SHELBY COUNTY, ALABAMA; RUN THENCE SOUTH ALONG THE EAST LINE OF LOT 11 FOR A DISTANCE OF 293.18 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 132°50' TO THE RIGHT AND RUN A DISTANCE OF 199.33 FEET TO THE EAST LINE OF VALLEY DALE ROAD; THENCE TURN AN ANGLE TO THE LEFT OF 90° AND IN A SOUTHWESTERLY DIRECTION ALONG THE RIGHT OF WAY OF VALLEY DALE ROAD FOR A DISTANCE OF 16.70 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 6°21'20" AND A RADIUS OF 2,571.71 FEET); THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 285.26 FEET TO THE END OF SAID CURVE; THENCE ALONG THE TANGENT IF EXTENDED TO SAID CURVE, CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY RIGHT OF WAY LINE OF VALLEY DALE ROAD FOR A DISTANCE OF 24.11 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 85°17'10" AND IN A SOUTHEASTERLY DIRECTION ALONG THE COMMON LINE BETWEEN LOTS 11 AND 12 OF SAID VALLEY DALE ESTATES SURVEY FOR A DISTANCE OF 470.08 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 131°17'30" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 425.31 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA

LESS AND EXCEPT:

PART OF LOT 11, VALLEY DALE ESTATES AS RECORDED IN MAP BOOK 4, PAGE 90, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHERN OR SOUTH CORNER OF THE ABOVE DESCRIBED LOT 11 AND IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 RUN A DISTANCE OF 270.09 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 86 DEGREES 29 MINUTES 59 SECONDS TO THE RIGHT FOR A DISTANCE OF 99.93 FEET; THENCE TURN AN ANGLE OF 86 DEGREES 29 MINUTES 59 SECONDS TO THE LEFT FOR A DISTANCE OF 201.0 FEET TO THE RIGHT OF WAY OF VALLEYDALE ROAD; SAID POINT BEING ON THE ARC OF A CURVE RUNNING CONCAVE TO THE LEFT IN A SOUTHWESTERLY DIRECTION AND HAVING A RADIUS OF 2571.71 FEET AND A CENTRAL ANGLE OF 6 DEGREES 21 MINUTES 20 SECONDS; THENCE CONTINUE SOUTHEASTERLY ALONG

ALTA Commitment
Closers' Choice

THE ARC OF SAID CURVE TO THE RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 75.89 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE SOUTHWESTERLY ALONG THE TANGENT EXTENDED OF SAID CURVE AND RIGHT OF WAY OF SAID ROAD FOR 24.11 FEET TO THE WESTERLY CORNER OF THE ABOVE DESCRIBED LOT 11; THENCE TURN AN ANGLE OF 85 DEGREES 17 MINUTES 10 SECONDS TO THE LEFT AND RUN SOUTHEASTERLY LINE OF SAID LOT 11 FOR 200.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE NORTH CORNER OF LOT 11 OF VALLEYDALE ESTATES, RECORDED IN MAP BOOK 4, PAGE 90 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SOUTH ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 293.18 FEET TO THE POINT OF BEGINNING; RIGHT 47 DEG. 10 MIN. IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 199.33 FEET TO THE RIGHT OF WAY OF VALLEYDALE ROAD (HELENA ROAD); ALSO KNOWN AS STATE HIGHWAY 261; LEFT IN A SOUTHWESTERLY DIRECTION ALONG THE RIGHT OF WAY OF SAID HIGHWAY 5.00 FEET; LEFT 89 DEG. 30 MIN. IN A SOUTHEASTERLY DIRECTION 204 FEET TO THE EAST LINE OF LOT 11; NORTH ALONG THE EAST LINE OF SAID LOT 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION REFERS TO A SMALL STRIP OF LAND WITH THE DIMENSIONS OF 199.13'X5'X204'X10' AND BEING IN THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, THE SOUTH OR SOUTHWEST LINE BEING MARKED BY AN EXISTING FENCE.

ALTA Commitment
Closers' Choice

6/2/04
