

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Edwin B. Lumpkin, Jr.
100 Metro Parkway
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ^{EB} ~~NINETY-THREE THOUSAND, THREE HUNDRED ONE AND 83/100 DOLLARS (\$93,301.83)~~ ^{118,301.83} and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joe Allen Jones, Jr., a married man**, grant, bargain, sell and convey unto **Edwin B. Lumpkin, Jr.**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

All my undivided one-half interest in and to the following described property, to-wit:

A part of the NW ¼ of the SW ¼ and the NE ¼ of the SW ¼ of Section 29, Township 19 South, Range 1 East:
Commencing at the NW corner of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence run East along the North boundary line of said Section for a distance of 671.30 feet; thence South 02 degrees 43 minutes 44 seconds East, a distance of 3,674.61 feet for the point of beginning; thence continue along last said course, a distance of 381.20 feet to the South boundary line of the NW ¼ of the SW ¼ of Section 29, Township 19 South, Range 1 East; thence North 89 degrees 29 minutes 12 seconds East along said South boundary line for a distance of 648.41 feet to the SE corner of the NW ¼ of the SW ¼ of Section 29, Township 19 South, Range 1 East; thence continue along last said course for a distance of 15.0 feet; thence North 2 degrees 24 minutes 52 seconds West a distance of 598.0 feet; thence South 89 degrees 29 minutes 12 seconds West for a distance of 15.0 feet; thence North 2 degrees 24 minutes 52 seconds West, a distance of 28.28 feet to the South right of way line of U.S. Highway No. 280 and the point of curvature of a tangent curve, concave to the North, having a radius of 15,625.22 feet, a central angle of 1 degrees 26 minutes 41 seconds, and a chord of 393.96 feet bearing South 86 degrees 03 minutes 11 seconds West; thence West along said curve a distance of 393.97 feet; thence South 5 degrees 16 minutes 02 seconds East, a distance of 208.00 feet; thence South 86 degrees 26 minutes 57 seconds West, a distance of 267.12 feet to the point of beginning. Situated in Shelby County, Alabama.

Also, begin at the intersection of the West line of the E 1/2 of the NW 1/4 of SW 1/4 of Section 29, Township 19 South, Range 1 East, with the South right of way line of U.S. Highway #280; thence South 89 degrees 27 minutes 50 seconds East along said right of way a distance of 267.73 feet; thence South 1 degree 58 minutes 23 seconds East and leaving said right of way a distance of 208.00 feet; thence South 89 degrees 46 minutes 5 seconds West a distance of 267.22 feet to the West line of the E 1/2 of said 1/4-1/4 section; thence North 2 degrees 4 minutes 29 seconds West along the West line of the E 1/2 of said 1/4-1/4 section a distance of 211.60 to the POINT OF BEGINNING.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

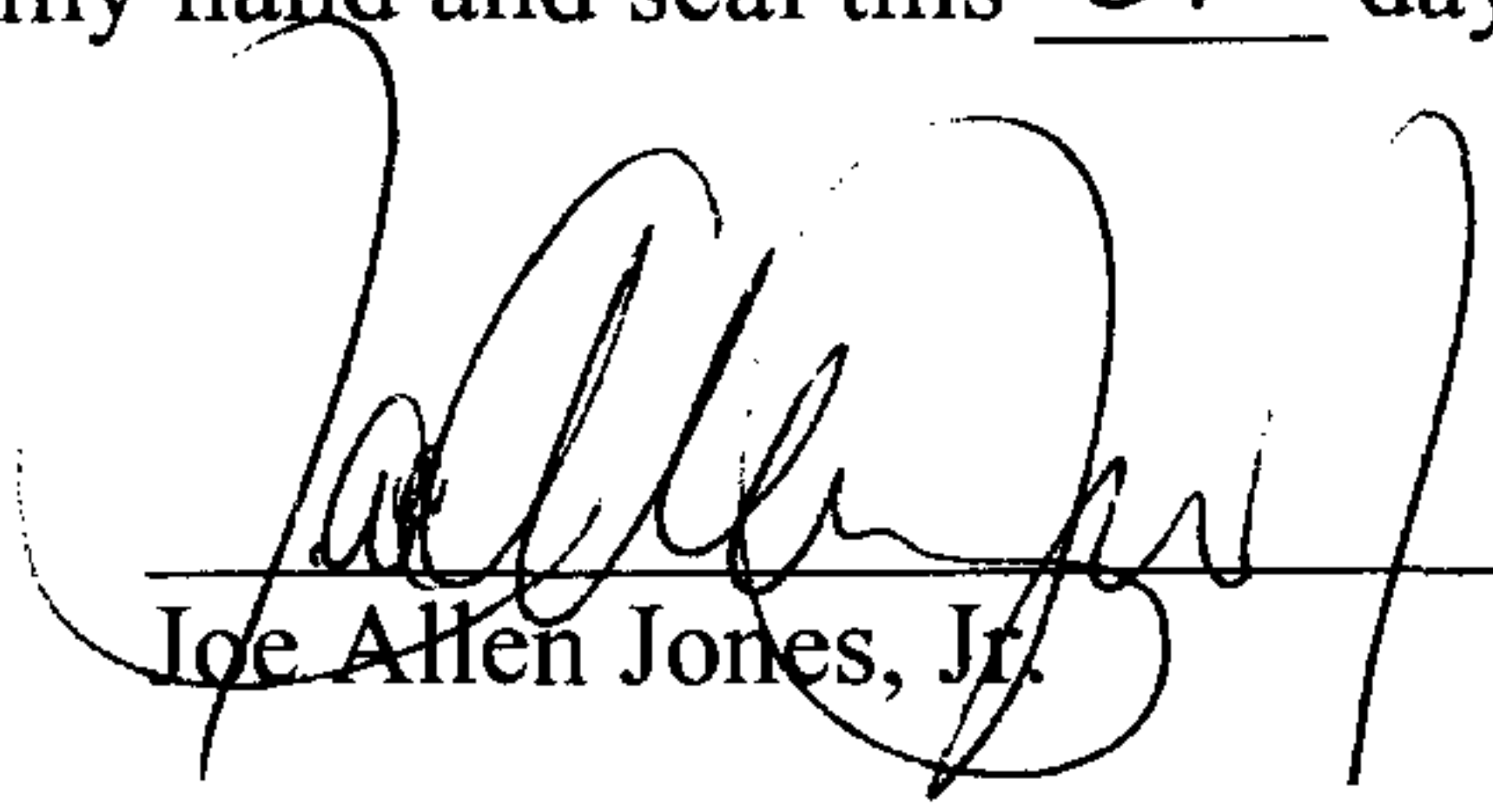
This property is conveyed subject to that certain mortgage from Eddie Lumpkin and Joe Jones, as married men, to First Financial Bank, dated August 13, 2003, recorded as Instrument #20030814000536090, in the Probate Office of Shelby County, Alabama.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

20040927000533920 Pg 1/2 132.50
Shelby Cnty Judge of Probate, AL
09/27/2004 15:02:00 FILED/CERTIFIED

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of August, 2004.



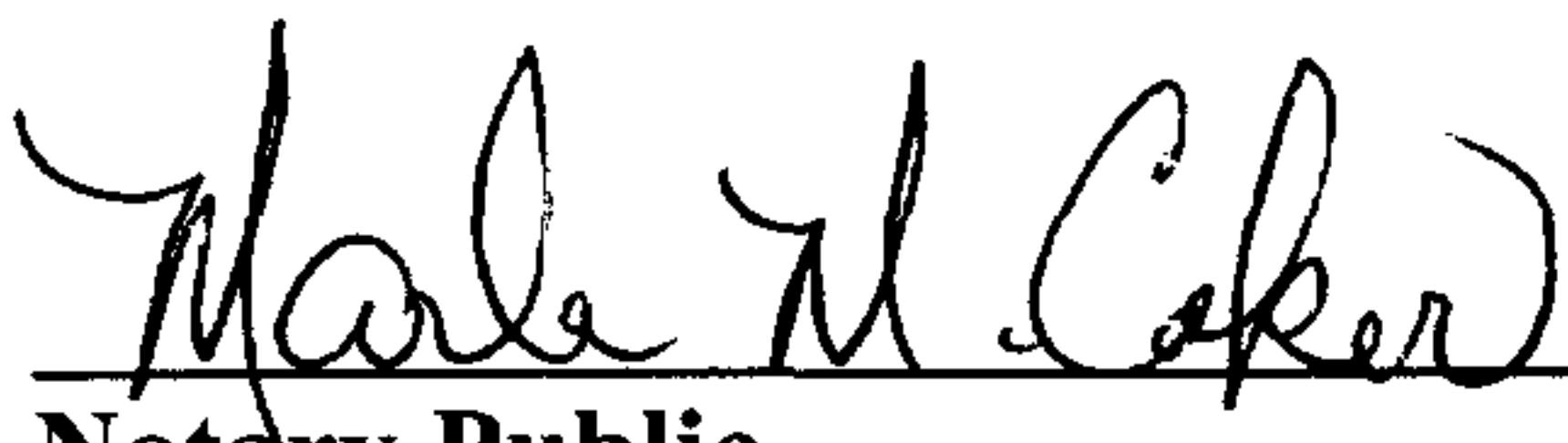
Joe Allen Jones, Jr.

20040927000533920 Pg 2/2 132.50
Shelby Cnty Judge of Probate, AL
09/27/2004 15:02:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Allen Jones, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2004.



Notary Public

My Commission Expires: 12-11-05