

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, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20040930000540510 Pg 1/2 514.00
Shelby Cnty Judge of Probate, AL
09/30/2004 09:22:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED THOUSAND AND NO/100 (\$500,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **RUTH W. MIMS, as Conservator for the Estate of T.H. WALTON, a/k/a THOMAS HEFLIN WALTON, an incapacitated person in need of protection, Probate Case No. 42-095, in the Probate Office of Shelby County, Alabama,** hereby grant, bargain, sell and convey unto **EDWIN B. LUMPKIN, JR.**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

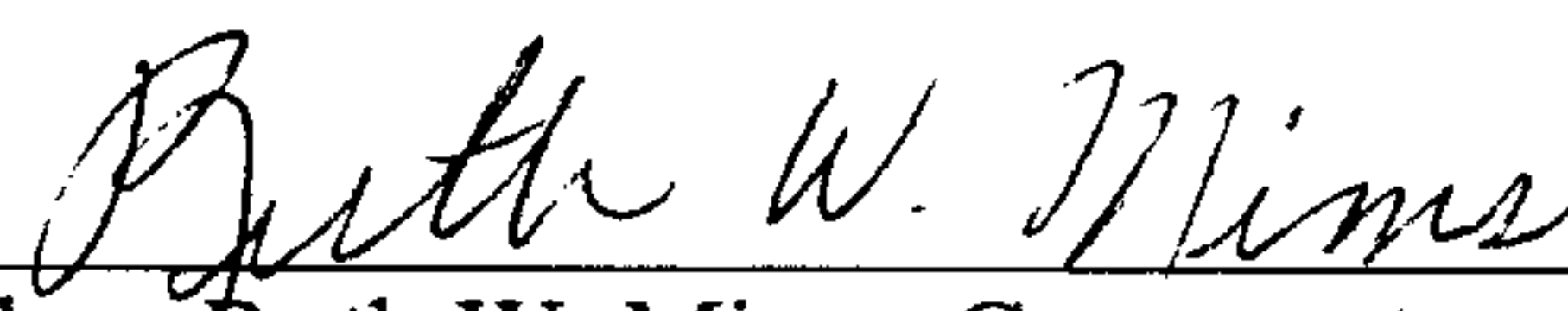
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of September, 2004.

Estate of T.H. Walton, a/k/a Thomas Heflin
Walton, an incapacitated person in
need of protection, Probate Case No. 42-095, in the
Probate Office of Shelby County, Alabama


by: Ruth W. Mims, Conservator

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth W. Mims, as Conservator of the Estate of T.H. Walton a/k/a Thomas Heflin Walton, an incapacitated person in need of protection, Probate Case No. 42-095, in the Probate Office of Shelby County, Alabama, 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, in her capacity as such Conservator.

Given under my hand and official seal this 29th day of September, 2004.


Notary Public

My Commission Expires: 10-16-04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE:

A parcel of land situated in the North Half of the Northeast Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Commence and begin at the Northeast corner of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, being a 1/2-inch pipe found; thence run South along the Section line 436.15 feet to an iron pin set; thence an interior angle left, counterclockwise of 88 degrees 20 minutes 16 seconds and run Westerly a distance of 1877.14 feet to the Easterly right of way line of U.S. Highway 31, being 6.3 feet West of a 1 and 1/2-inch pipe found; thence an interior angle left, counterclockwise of 102 degrees 20 minutes 35 seconds and run Northwesterly a distance of 164.43 feet along the Easterly right of way line of U.S. Highway 31 to the P.C. of a curve to the left, concave Westerly with a radius of 2377.92 feet and a central angle of 7 degrees 00 minutes; thence run Northerly, then Northwesterly an arc distance of 290.51 feet along the Easterly right of way line of U.S. Highway 31 to the North line of Section 4; thence an interior angle left, counterclockwise of 74 degrees 25 minutes 05 seconds from the aforesaid curve chord and run Easterly a distance of 1976.91 feet to the point of beginning.

PARCEL TWO:

A parcel of land situated in the South Half of the Southeast Quarter of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence and begin at the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, being 1/2-inch pipe found; thence run West along the Section line 1976.91 feet to an iron pin set on the Easterly right of way line of U.S. Highway 31; thence an interior angle left, counterclockwise of 109 degrees 19 minutes 05 seconds to the chord of a curve to the left, concave Westerly with a radius of 2377.92 feet and a central angle of 00 degrees 30 minutes 21 seconds; thence run Northerly, then Northwesterly a distance of 21.00 feet along the Easterly right of way line of U.S. Highway 31 to a point found being 13.3 feet East of a capped iron pin found, said point being the Southwest corner of the Cates property as shown on the survey of Rodney Y. Shiflett, RLS #12784, dated September 17, 2004; thence a deflection angle right, clockwise of 108 degrees 57 minutes 38 seconds and run Easterly along the South line of the said Cates property as shown on said Shiflett survey, a distance of 1980.76 feet to a three inch capped pipe found (also being identified by others as the Section corner); thence a deflection angle right, clockwise of 84 degrees 47 minutes 13 seconds a distance of 32.33 feet to the point of beginning.

According to survey of Barton F. Carr, RLS #16685, dated September 29, 2004.