

STATE OF ALABAMA)  
SHELBY COUNTY)

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of NINETY SIX THOUSAND AND NO/100 DOLLARS (\$96,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged **MAGNUM PROPERTIES, LLC, an Alabama Limited Liability Company and BEVERLY W. CARROWAY, a married person** (GRANTOR) does grant, bargain, sell and convey unto **JOHN MICHAEL BRES and REGINA O. BRES (GRANTEES)** as joint tenants with right of survivorship in and to the following described real estate situated in SHELBY, ALABAMA to wit:

**THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HERE OF AND INCORPORATED HEREIN FOR ALL PURPOSES.**  
\$94,516.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THE PROPERTY CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE INDIVIDUAL GRANTOR, NOR HER SPOUSE.

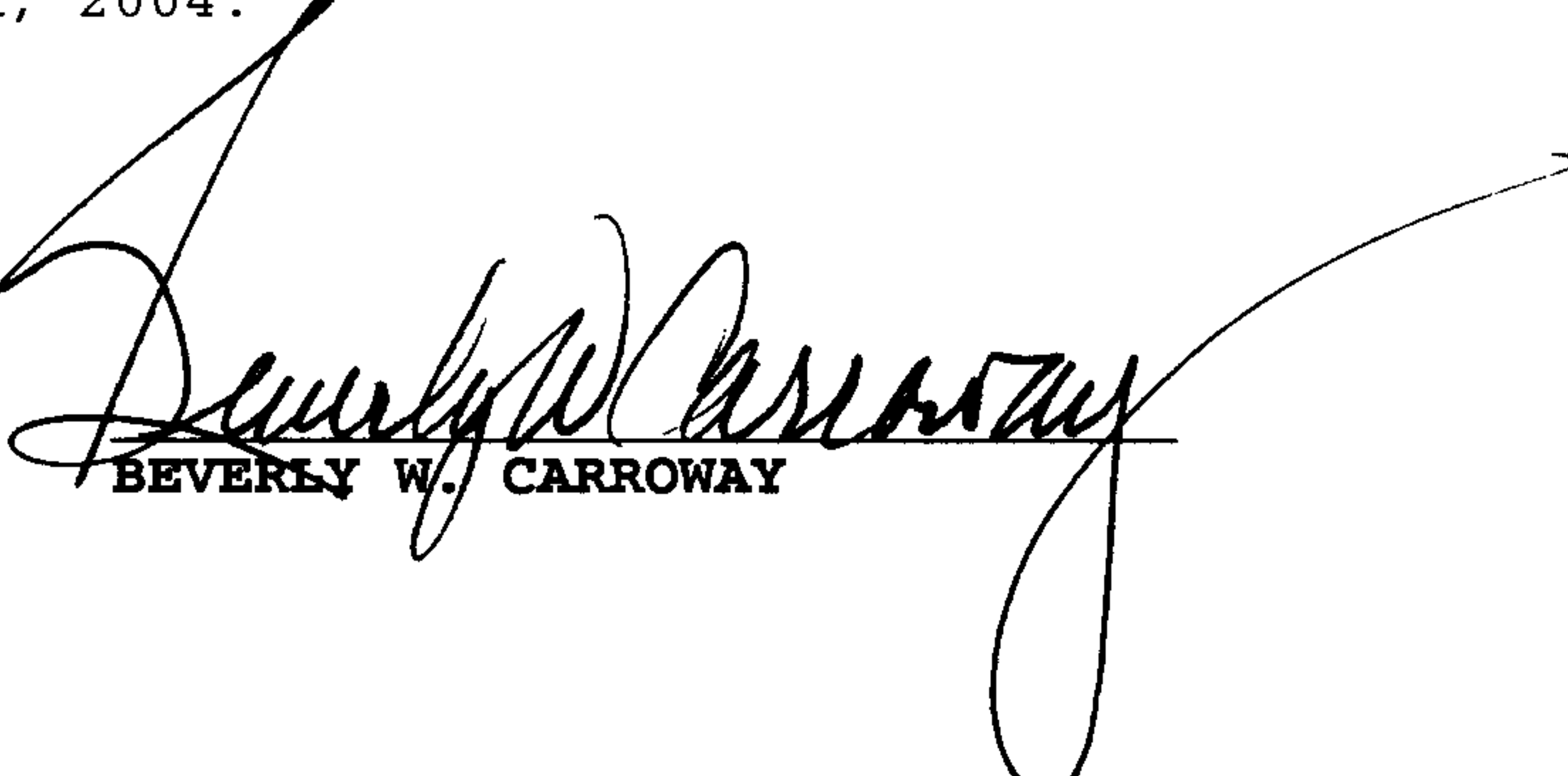
**TO HAVE AND TO HOLD** unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS does for itself, its successors, and assigns covenant with said **GRANTEES**, their heirs, successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the same **GRANTEES**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS has caused this conveyance to be executed this the 30 day of SEPTEMBER, 2004.

**MAGNUM PROPERTIES, LLC.**  
An Alabama Limited Liability Company

  
\_\_\_\_\_  
PRICE HIGHTOWER,  
ITS MEMBER

  
\_\_\_\_\_  
BEVERLY W. CARROWAY

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Gene W. Gray, Jr., P.C., a Notary Public in and for said County in said State, hereby certify that **BEVERLY W. CARROWAY** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and seal this 30 day of September, 2004.

\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/06

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Gene W. Gray, Jr., P.C., a Notary Public in and for said County in said State, hereby certify that **PRICE HIGHTOWER** whose name as MEMBER of **MAGNUM PROPERTIES, LLC an Alabama Limited Liability Company**, is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such MEMBER and with full authority, executed the same voluntarily for and as the act of said LIMITED LIABILITY COMPANY. Given under my hand and seal this 4th day of October, 2004.

\_\_\_\_\_  
Notary Public  
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209  
205 879 3400

SEND TAX NOTICE TO:  
JOHN MICHAEL BRES  
REGINA O. BRES  
1225 BENNETT DRIVE  
ALABASTER, AL 35007  
#13-8-34-4-001-044

MAGNUM PROPERTIES, LLC and BEVERLY W. CARROWAY TO REGINA O. BRES and  
JOHN MICHAEL BRES

EXHIBIT "A"

**Part of the NE ¼ of SE ¼ of Section 34, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows: From the Northeast corner of the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, run Southerly along the East boundary line of said ¼ - ¼ section for 250.0 feet; thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the right and run Westerly 225.00 feet to the point of beginning of the land herein described; thence continue Westerly along last said course for 100.0 feet; thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run Southerly 200.0 feet; thence turn an angle of 88 degrees, 46 minutes, 21 seconds to the left and run Easterly 100.0 feet; thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run Northerly 200.0 feet to the point of beginning. Being a part of the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama.**

**Situated in Shelby County, Alabama.**

Advaloren txes due October 1, 2004.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY RECORDED IN DEED BOOK 129,  
PAGE 37; DEED BOOK 178, PAGE 280 AND DEED BOOK 188, PAGE 544.

RIGHT OF WAY FOR PUBLIC ROAD RECORDED IN DEED BOOK 186, PAGE 531.

COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN DEED BOOK 262, PAGE 460.

MINERALS AND MINING RIGHTS AS RECORDED UN DEED BOOK 48, PAGE 461.