


This instrument was prepared by:

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Hwy, Ste. 219
Birmingham, AL 35209

Send Tax Notice To: A. Key Foster, Jr.
name
P. O. Box 306
Birmingham, AL 35201
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:


20041103000606200 Pg 1/2 220.00
Shelby Cnty Judge of Probate, AL
11/03/2004 12:22:00 FILED/CERTIFIED

That in consideration of TWO HUNDRED THOUSAND AND NO/100 (\$200,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Donald F. Townsend and Wife, Barbara M. Townsend and Thomas N. Black and Wife, Faye G. Black

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John Foster Clark, Walter M. Beal, Jr., Richard T. Darden, William J. Ward, Vonceil T. Coleman and A. Key Foster, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description on attached Exhibit "A" incorporated herein as if fully set forth herein. The subject property of this conveyance is all the property owned and possessed by the Grantors in the Southeast Quarter of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama.

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

Minerals and mining rights excepted.

Subject to taxes for 2005.

Subject to easements/rights of way granted to Alabama Power Company recorded in Deed Book 102, page 143 and Deed Book 191, page 198.

This deed is intended to convey and does convey all the property owned or possessed by the Grantors in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, whether or not specifically described in attached Exhibit "A".

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 1st day of November, 2004

Donald F. Townsend (Seal)
Donald F. Townsend

Thomas N. Black (Seal)
Thomas N. Black

Barbara M. Townsend (Seal)
Barbara M. Townsend

Faye G. Black (Seal)
Faye G. Black

Barbara M. Townsend (Seal)
Barbara M. Townsend

Faye G. Black (Seal)
Faye G. Black

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Donald F. Townsend & Wife, Barbara M. Townsend and Thomas N. Black & Wife, Faye G. Black whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 1st day of November A.D., 2004

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/06

EXHIBIT "A"

A tract of land in Section 28, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northerly along the West line of said SE 1/4 1,708.64 feet to a point; thence 94 degrees 20 minutes to the right 148.03 feet to the point of beginning of the property herein described; thence continue along last described course 280. feet to a point; thence 90 degrees to the left 50.0 feet; thence 85 degrees 47 minutes to the right 188.92 feet to a point; thence 7 degrees 18 minutes 30 seconds to the left 55.41 feet to a point on the South R.O.W. line of U.S. Hwy. #280; thence Northwesterly along and contiguous with said South R.O.W. line 826 feet 147.61 feet East of the West line of said 1/4 - 1/4 line; thence Southerly and parallel with the West line of said 1/4 - 1/4 760.32 feet to the point of beginning.