

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Andrew Ingram
1305 Colonial Way
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Fifty nine thousand nine hundred and no/100 (\$59,900.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **GNC, LLC and W. A. McNeely, III, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Andrew Ingram** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 7, according to the Amended Map of Fox Valley Subdivision, as recorded in Map Book 34, Page 8, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

This property does not constitute the homestead of the grantor, W. A. McNeely, III nor his spouse.

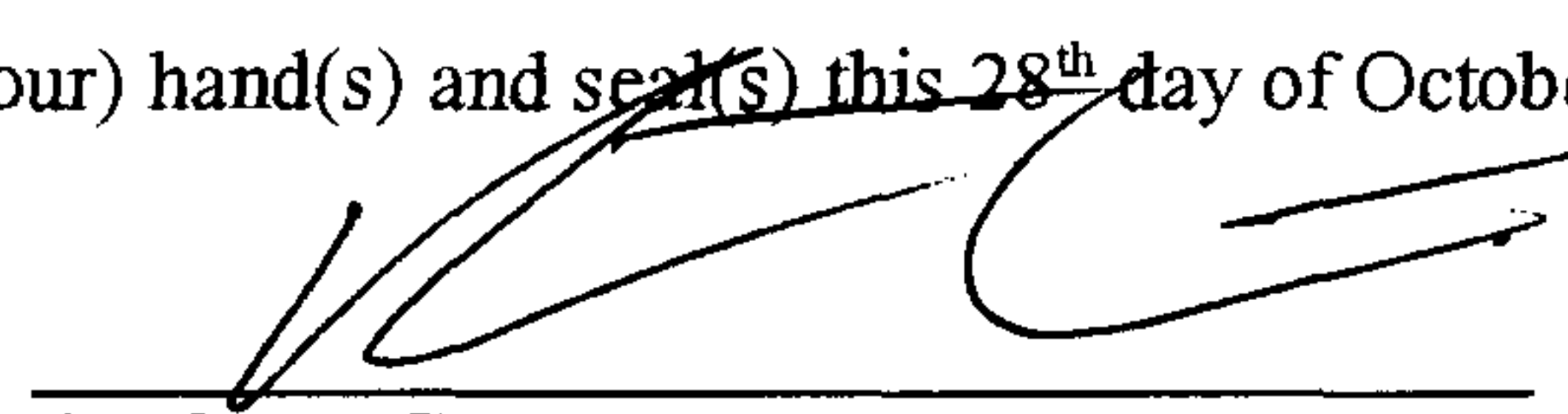
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$47,520.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

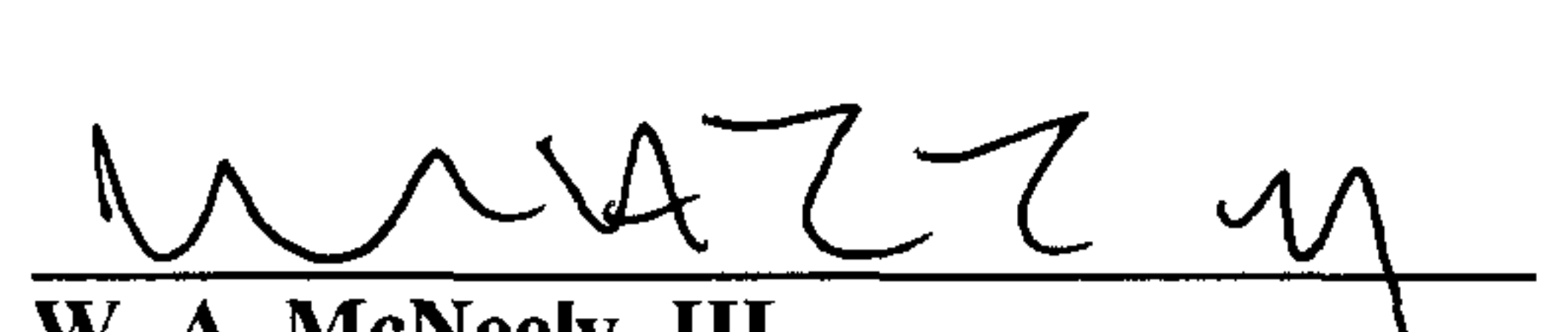
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of October, 2004.



GNC, LLC
By: Kenneth Carter
Its: Member



W. A. McNeely, III

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that Kenneth Carter, whose name as Member of GNC, LLC, a limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal, this 28th day of October, 2004.

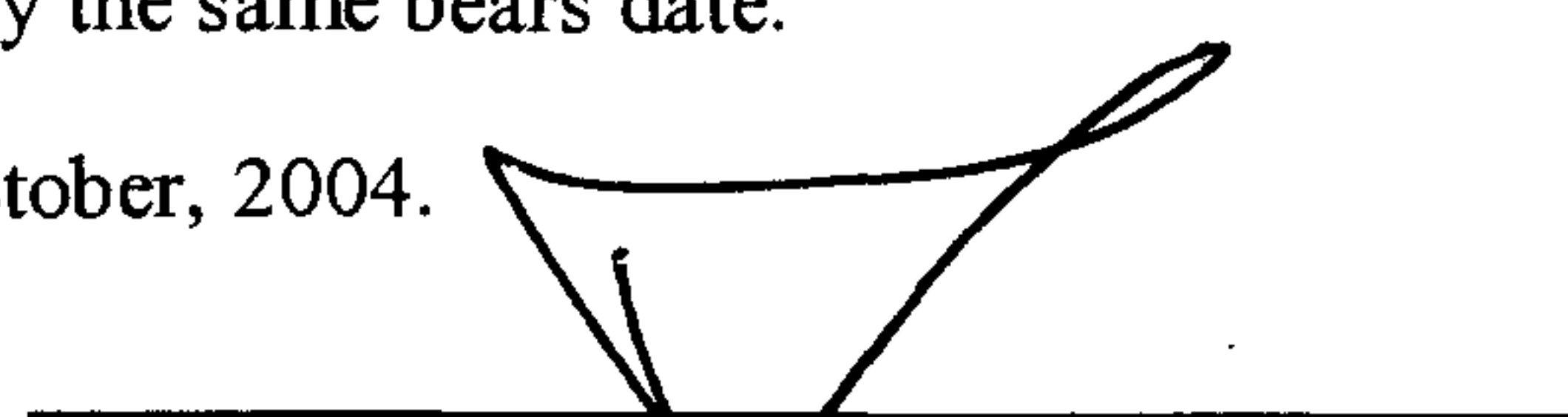


Notary Public
My Commission Expires: 02-25-05

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that W. A. McNeely, III, a married man, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2004.



Notary Public
My Commission Expires: 02-25-05