

WARRANTY DEED

This Instrument Was Prepared By:

Send Tax Notice To:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

50,000

That in consideration of ONE DOLLAR AND NO/100 DOLLARS (\$100.00 ) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JEFF K. JOHNSON AND WIFE APRIL H. JOHNSON** (herein referred to as Grantors) do grant, bargain, sell and convey an undivided one third unto **B.V. PROPERTIES, INC., an undivided one-third unto PAUL A. DREHER and an undivided one third unto GEORGE R. DREHER** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

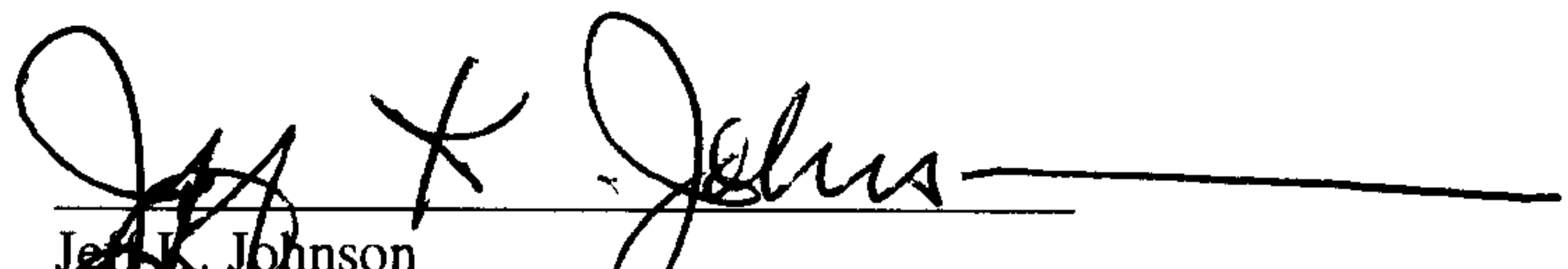
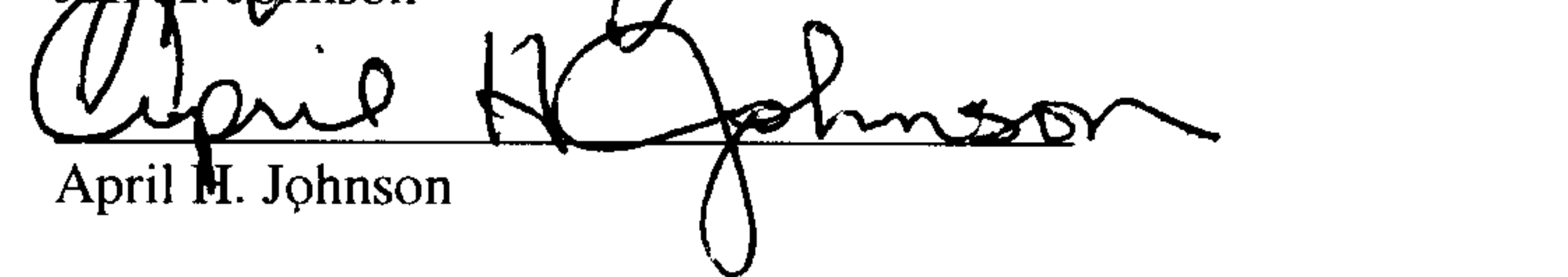
Commence at the Southeast Corner of the North one-half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence run west along the South boundary line thereof for a distance of 39.25 feet to the point of beginning; thence continue west along said line for a distance of 1076.11 feet; thence turn an angle of 128 degrees 32 minutes 11 seconds to the right and run a distance of 652.57 feet; thence turn an angle of 101 degrees 18 minutes 15 seconds to the right and run a distance of 138.23 feet; thence turn an angle of 14 degrees 11 minutes 12 seconds to the left and run a distance of 116.60 feet; thence turn an angle of 00 degrees 39 minutes 00 seconds to the left and run a distance of 256.59 feet; thence turn an angle of 00 degrees 26 minutes 32 seconds to the left and run a distance of 334.35 feet to the point of beginning. Containing 6.0 acres more or less.

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

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns, forever.

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

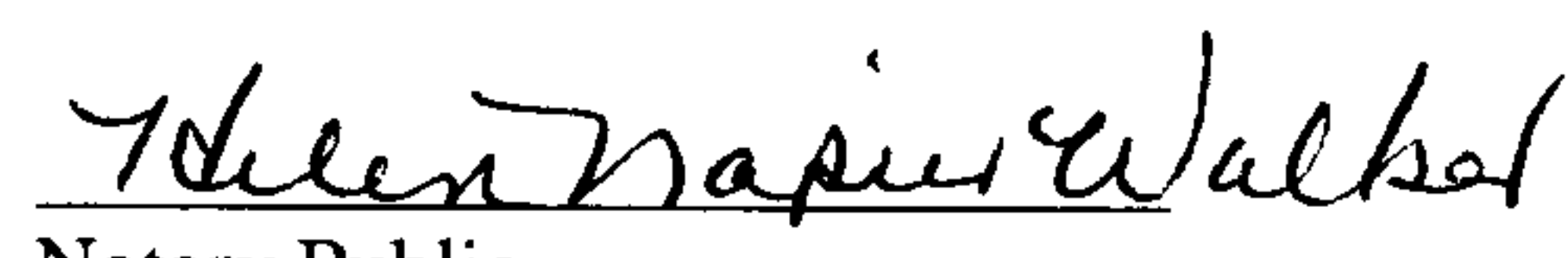
IN WITNESS WHEREOF, we have hereunto set our hands and seal, this \_\_\_\_\_ day of November, 2004.

  
Jeff K. Johnson  
  
April H. Johnson

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeff K. Johnson and wife April H. Johnson whose names 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 hand and official seal, this the \_\_\_\_\_ day of November, 2004.

  
Notary Public

My Commission Expires:

4/11/06