

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
C & C Realty, LLC
Post office Box 1864
Albaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Thirteen Thousand Three Hundred and no/00 (\$113,300.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Arnold Ray Thornton, Jr., a married man (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **C & C Realty, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

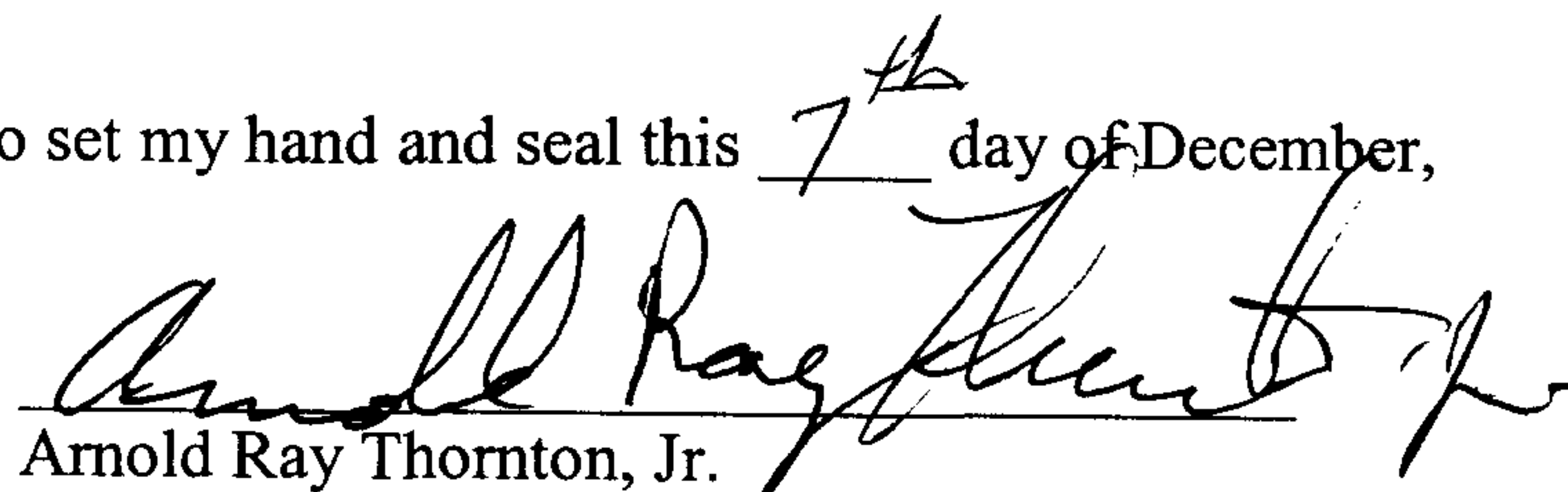
All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROEPRTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS RESPECTIVE SPOUSE.

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 7th day of December, 2004.


Arnold Ray Thornton, Jr.

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Arnold Ray Thornton, Jr., whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2004.


Notary Public

My Commission Expires: 01/02/07

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The North half of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama.

Also, Easement A, a 30-foot ingress, egress and utility easement, described as follows:
Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00 deg. 28 min. 19 sec. East, a distance of 231.61 feet; thence South 00 deg. 37 min. 05 sec. East a distance of 58.29 feet to the point of beginning of the centerline of a 30-foot ingress, egress, and utility easement lying 15 foot to either side of and parallel to described centerline; thence S 41 deg. 23 min. 24 sec. West along said centerline a distance of 324.12 feet; thence South 68 deg. 59 min. 18 sec. West along said centerline a distance of 134.69 feet; thence North 81 deg. 24 min. 48 sec. West along said centerline a distance of 190.43 feet to the Easterly right of way of Timber Lane to the point ending of described centerline .