

This document was prepared by:
Sadler Sullivan, P.C.
420 North 20th Street
2500 SouthTrust Tower
Birmingham, AL 35203
File # 4611-225

SEND TAX NOTICE TO:
Horse Junction, Inc.
11075 Highway 280
Harpersville, Alabama 35048

STATE OF: Alabama

COUNTY OF: Shelby

General Warranty Deed

Know all Men by these Presents: That, in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00) Dollars** and other good and valuable consideration to the undersigned Grantors, **FRANK D. CHAPPELL and EDWINA D. CHAPPELL, husband and wife, LYNALL D. CHAPPELL, an unmarried man, dba C & C PROPERTIES** (herein referred to as "Grantors"), in hand paid by **HORSE JUNCTION, INC., AN ALABAMA CORPORATION** (herein referred to as "Grantee"), the receipt and sufficiency of which amount is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

All that certain lot or parcel of land situated in the **City of Westover, County of Shelby**, State of Alabama, and being more particularly described as follows:

Commence at the Northwest corner of Section 27, Township 19 South, Range 1 East; thence run South along the West line of said Section a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds left and run a distance of 259.09 feet to the point of beginning; thence continue along last described course a distance of 220.0 feet; thence turn an angle of 90 degrees 38 minutes 18 seconds left and run a distance of 284.00 feet; thence turn an angle of 13 degrees 45 minutes 40 seconds left and run a distance of 145.08 feet; thence turn an angle of 92 degrees 10 minutes 52 seconds left to the chord of a curve to the right and run a distance of 192.89 feet along said chord; thence turn an angle of 84 degrees 03 minutes 28 seconds to the left from said chord and run a distance of 369.48 feet to the point of beginning.

Subject to:

1. Ad valorem taxes , a lien, but not yet due and payable.
2. Covenants, restrictions, easements, right of ways and building set back lines, if any of record.
3. Mineral and mining rights.

\$ 385,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

PC
JDE
EDC

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 8th day of December, 2004.

WITNESS

Frank D. Chappell {L.S.}
Frank D. Chappell

WITNESS

Edwina D. Chappell {L.S.}
Edwina D. Chappell

Lynall D. Chappell {L.S.}
Lynall D. Chappell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Frank D. Chappell, Edwina D. Chappell and Lynall D. Chappell**, 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 as their act on the day the same bears date.

Given under my hand and seal this 8th day of December, 2004..

[Signature]
Notary Public

My commission expires: 6/29/2005