



20041229000705430 Pg 1/3 519.00  
Shelby Cnty Judge of Probate, AL  
12/29/2004 11:49:00 FILED/CERTIFIED

STATE OF ALABAMA       )  
                                  )  
SHELBY COUNTY         )

Send Tax Notice to:

Robert J. Dow  
201 London Parkway STE 100  
Birmingham, AL 35211

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Million Five Hundred One Thousand and No/100 Dollars (\$1,501,000.00) and other good and valuable consideration to the undersigned **VINCENT BRUNO AND CAROL ANN BRUNO RUMORE, AS PERSONAL REPRESENTATIVES OF THE ESTATE OF NANCY BRUNO, DECEASED, PROBATE CASE NO. 186027** (hereafter referred to as the "Grantor"), in hand paid by **ROBERT J. DOW, a married man, and ROBERT MICKEY GRILLS, a married man, as tenants in common** (hereafter collectively referred to as the "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, the following described real property situated in Shelby County, Alabama, to-wit:

### SEE ATTACHED EXHIBIT "A"

#### SUBJECT TO:

1. 2005 ad valorem taxes, a lien due and payable October 1, 2005.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

**TO HAVE AND TO HOLD** to the said Grantees in equal shares, as tenants-in-common, and to the heirs, executors, successors and assigns of such Grantees in fee simple forever.

**NOTE:** The property conveyed herein is not the homestead of the Grantor.

**NOTE:** This instrument is executed by the undersigned solely in the representative capacities named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their individual capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacities named.

**NOTE:** \$1,000,000.00 OF THE ABOVE CONSIDERATION REPRESENTS THE PROCEEDS OF A LOAN SECURED BY A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the 28th day of December, 2004.

"Grantor"



Vincent Bruno, as Personal Representative of the Estate of Nancy Bruno, Deceased



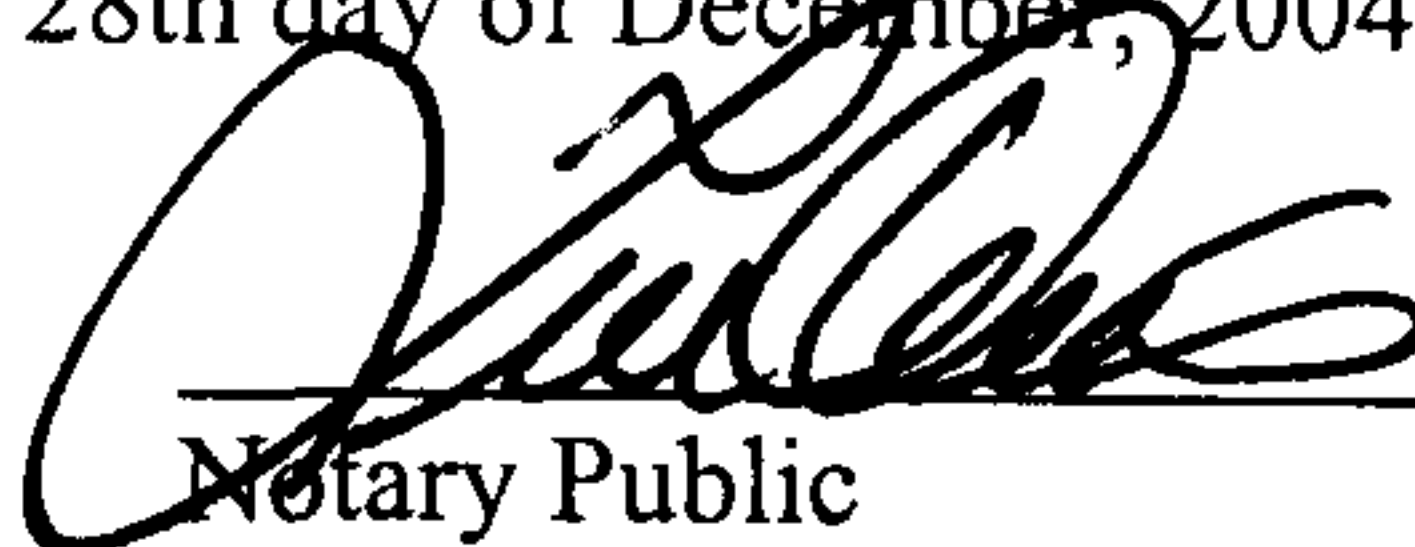
Carol Ann Bruno Rumore, as Personal Representative of the Estate of Nancy Bruno, Deceased

STATE OF ALABAMA           )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent Bruno, whose name as Personal Representative of the Estate of Nancy Bruno, Deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

GIVEN under my hand and seal, this 28th day of December, 2004.

[ NOTARIAL SEAL ]



Notary Public

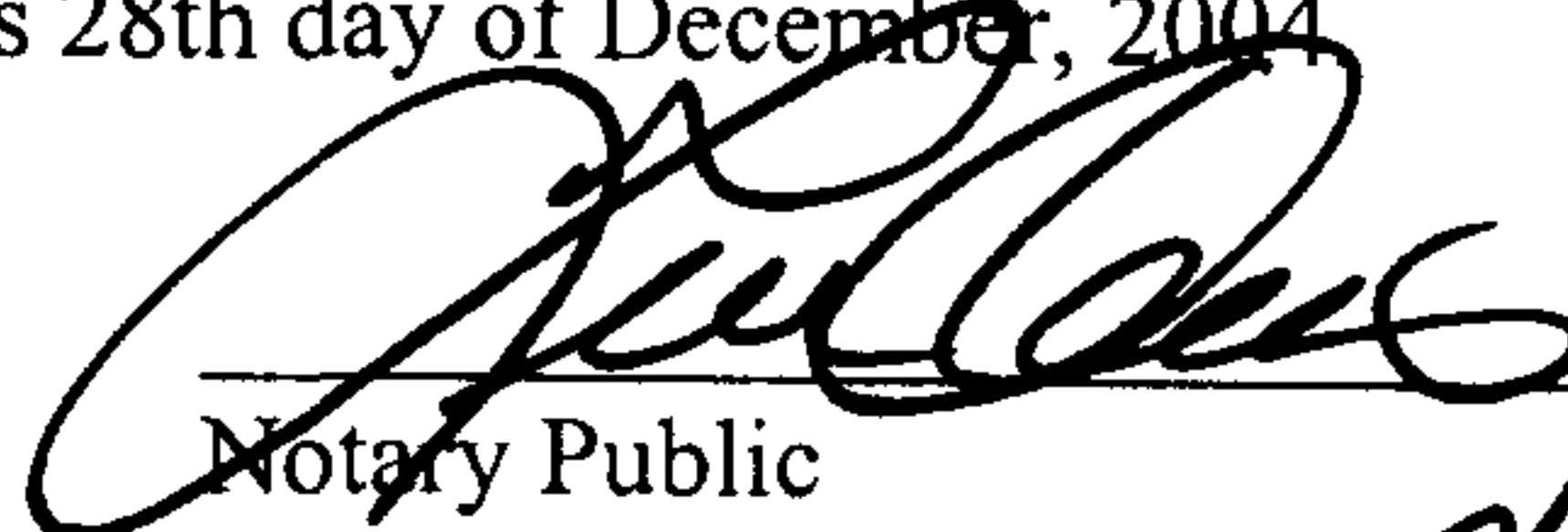
My Commission Expires 2/13/07

STATE OF ALABAMA           )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Ann Bruno Rumore, whose name as Personal Representative of the Estate of Nancy Bruno, Deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

GIVEN under my hand and seal, this 28th day of December, 2004.

[ NOTARIAL SEAL ]



Notary Public

My Commission Expires 2/13/07

**This instrument prepared by:**  
Timothy D. Davis, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727



EXHIBIT A

LEGAL DESCRIPTION

Part of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being bounded on the north by Douglas Key, Green Valley Subdivision and Harold R. and Francis J. Walker; being bounded on the east by Nolen; being bounded on the south by R. C. Greenhill, R & L Greenhill and Alice Jones; and being bounded on the west by Alabama Highway 119; being more particularly described as follows:

Beginning at an iron pin found being the northwest corner of the southeast quarter of Section 23, said corner also being the southwest corner of Green Valley Subdivision; thence along the south boundary of Green Valley Subdivision south  $84^{\circ} 59' 55''$  east 472.68 feet to an iron pin found; thence along the west extension of the Brenda Drive being an east boundary of Green Valley Subdivision, north  $3^{\circ} 29' 54''$  east 360.25 feet to an iron pin found, being the southeast corner of Lot 6, Block 8 of Green Valley Subdivision; thence along the south end of the ROW of Brenda Drive, south  $86^{\circ} 29' 15''$  east 60.02 feet to an iron pin found, being the southwest corner of Lot 5, Block 7 of Green Valley Subdivision; thence along a westerly boundary of Green Valley Subdivision south  $3^{\circ} 31' 21''$  west 362.05 feet to an iron pin found; thence along the south boundary of Green Valley Subdivision and southbound of Harold R. and Francis J. Walker south  $84^{\circ} 58' 17''$  east 802.14 feet to a pine heart with a tack; thence along the westerly boundary of William and Ruby Nolen south  $2^{\circ} 56' 58''$  west 663.49 feet to a fence corner; thence along the northern boundary of R.C. Greenhill north  $85^{\circ} 45' 35''$  west 1340.70 feet to an iron pin found; thence along the western boundary R.& L. Greenhill north  $3^{\circ} 14' 28''$  east 106.84 feet to a point; thence along the northern boundary of R.& L. Greenhill south  $72^{\circ} 42' 02''$  west 478.98 feet to an iron pin found; thence along the eastern boundary of Alice Jones north  $16^{\circ} 56' 50''$  west 254.92 feet to a fence corner; thence along the northern boundary of Alice Jones south  $68^{\circ} 29' 34''$  west 304.51 feet to a fence corner in the east ROW boundary of Alabama Highway 119; thence along said eastern ROW boundary north  $23^{\circ} 52' 32''$  west 134.24 feet to a point on the said eastern boundary of said ROW of AL Highway 119; thence continuing along said ROW boundary along a curve to the right ( $R=2833.71$  Delta  $15^{\circ} 50' 15''$ ) 783.28 feet to a point on said ROW; thence along said ROW north  $8^{\circ} 2' 17''$  west 279.15 feet to an old iron found; thence along the southern boundary of Douglas Key south  $84^{\circ} 56' 27''$  east 330.54 feet to an old iron found; thence continuing along the southern boundary of Douglas Key south  $5^{\circ} 28' 12''$  east 72.09 feet to a fence corner; thence continuing along the southern boundary of Douglas Key south  $83^{\circ} 01' 28''$  east 850.24 feet to an iron pin found; thence continuing along a western boundary of Green Valley Subdivision south  $3^{\circ} 29' 38''$  west 385.75 feet to the Point of Beginning.