

Send Tax Notice To:  
CORNERSTONE INVESTMENTS LLC

5362 Hwy 70  
Calera, AL 35040

2005010400001050 Pg 1/2 114.00  
Shelby Cnty Judge of Probate, AL  
01/04/2005 09:33:00 FILED/CERTIFIED

This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA )

### KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **ONE MILLION and NO/00 (\$1,000,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**WALLACE W WATSON, A widowed MAN**  
grant, bargain, sell and convey unto,

**CORNERSTONE INVESTMENTS, LLC**  
the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.  
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

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

\$900,000.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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 23<sup>RD</sup> day of December, 2004

  
WALLACE W WATSON

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
WALLACE W WATSON

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 23<sup>RD</sup> day of December, 2004.

  
Notary Public

My Commission Expires: 2-20-07

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the SE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said 1/4-1/4 Section 113.74 feet to a point; thence turn 88 degrees 25 minutes 30 seconds left and run 619.11 feet to a point; thence turn 01 degrees 02 minutes 40 seconds left 30.01 feet to a point; thence turn 91 degrees 23 minutes 20 seconds right and run Northerly 30.01 feet to a point on the Northwest corner of the intersection of two public streets and the point of beginning of the property being described; thence continue along the last described course a distance of 249.58 feet to the P.C. of a cul de sac curve to the right, having a central angle of 01 degrees 14 minutes 14 seconds and a radius of 40.0 feet; thence turn 9 degrees 23 minutes 17 seconds right to chord and run a chord distance of 61.25 feet to a point; thence turn 40 degrees 11 minutes 30 seconds left from chord and run Northwesterly 164.'36 feet to a point; thence turn 32 degrees 43 minutes 28 seconds right and run Northerly 87.02 feet to a point; thence turn 93 degrees 31 minutes 30 seconds left and run Westerly 361.12 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Southerly 539.94 feet to a point on the North margin of a public street or road; thence turn 90 degrees 00 minutes 00 seconds left and run Easterly along said margin of said street or road 417.26 feet to the point of beginning. Situated in Shelby County, Alabama.

According to survey of Joseph E. Conn, Jr., PLS #9049, dated October 17, 1994.