



20050107000009130 Pg 1/4 1,323.00
Shelby Cnty Judge of Probate, AL
01/07/2005 10:05:00 FILED/CERTIFIED

This instrument prepared by:
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Burr & Forman LLP
420 North 20th Street, Suite 3100
Birmingham, Alabama 35203

Send Tax Notice To:
Dunn Real Estate, LLC
3900 Airport Highway
Birmingham, AL 35222

20050107000009130
LT

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, **JOHN C. PATTERSON**, a married man, and his wife, **SUE PATTERSON**, a married woman (collectively, "Grantors") in hand paid by **DUNN REAL ESTATE LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee all of its right, title and interest in and to that certain real estate (the "Property") situated in Shelby County, Alabama, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference.

Subject, however, to the permitted exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD such property unto Grantee, its successors and assigns forever.

[signature pages follow]

IN WITNESS WHEREOF, Grantors have executed this deed on this 5th day of January, 2005.

GRANTORS:

John C. Patterson
John C. Patterson

Sue Patterson
Sue Patterson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Anne P. Marshall, a Notary Public in and for said County in said State, hereby certify that **JOHN C. PATTERSON**, whose name 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 such instrument, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 5th day of January, 2005.

Anne P. Marshall
NOTARY PUBLIC

[SEAL]

My Commission Expires: 3/13/2007

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Anne P. Marshall, a Notary Public in and for said County in said State, hereby certify that **SUE PATTERSON**, whose name 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 such instrument, he or she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 5th day of January, 2005.

Anne P. Marshall
NOTARY PUBLIC

[SEAL]

My Commission Expires: 3/13/2007

EXHIBIT "A"
TO STATUTORY WARRANTY DEED

Property Description

Commence at the Northwest corner of Section 33, Township 21 South, Range 2 West; thence run South 60° 17' East a distance of 1759.60 feet (Meas. 1759.32) to a point on the West right of way line of U.S. Hwy. No. 31, and the Point of Beginning; thence turn an angle of 43° 12' (Meas. 43° 26' 04") to the right to the chord of a right of way curve and run along said right of way curve a chord distance of 814.45 feet; thence turn an angle of 2° 51' (Meas. 2° 46' 52") to the right and continue along said right of way a distance of 32.15 feet; thence turn an angle of 87° 01' 45" to the right and run a distance of 316.28 feet; thence turn an angle of 1° 12' 36" to the right and run a distance of 807.37 feet; thence turn an angle of 0° 41' 21" to the left and run a distance of 144.16 feet; thence turn an angle of 87° 19' to the right and run a distance of 386.04 feet; thence turn an angle of 87° 19' 00" to the right and run a distance of 110.66 feet; thence turn an angle of 91° 50' to the left and run a distance of 197.52 feet; thence turn an angle of 94° 38' to the right and run a distance of 1074.88 feet (Meas. 1075.41 feet) to the West right of way of U.S. Hwy. No. 31 and the Point of Beginning. Situated in the Northwest quarter of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

Less and Except the following:

Commence at the Northwest corner of Section 33, Township 21 South, Range 2 West; thence run South 60° 17' East a distance of 1759.60 feet (Meas. 1759.32) to a point on the West right of way line of U.S. Highway No. 31; thence turn an angle of 43° 12' (Meas. 43° 26' 04") to the right to the chord of a right of way curve and run along said right of way curve a chord distance of 814.45 feet; thence turn an angle of 2° 51' (Meas. 2° 46' 52") to the right and continue along said right of way a distance of 32.15 feet; thence turn an angle of 87° 01' 45" to the right and run a distance of 316.28 feet to the Point of Beginning; thence turn an angle of 1° 12' 36" to the right and run a distance of 807.37 feet; thence turn an angle of 0° 41' 21" to the left and run a distance of 144.16 feet; thence turn an angle of 87° 19' 00" to the right and run a distance of 9.72 feet; thence turn 94° 03' 09" to the right and run a distance of 151.35 feet; thence turn 00° 16' 27" to the left and run a distance of 482.89 feet; thence turn 00° 00' 25" to the right and run a distance of 316.06 feet to the point of beginning. Situated in the Northwest quarter of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction.

EXHIBIT "B"
TO STATUTORY WARRANTY DEED

Permitted Exceptions

1. Ad valorem taxes due October 1, 2005, and ad valorem taxes for all subsequent years, which are not yet due and payable.
2. All covenants, conditions, easements and restrictions of record.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 99, page 464; Deed Book 142, page 245.
4. Right of way in favor of Southern Natural Gas Corporation, as recorded in Deed Book 90, page 309.
5. Mineral and mining rights not owned by Grantors.