

This instrument was prepared by:  
Jason E. Spinks  
1205 Ashville Road, Suite 200  
Montevallo, Al 35115

Send Tax Notice To: Shawn Eric Callahan  
274 Kensington Lane  
Alabaster, Al 35007

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

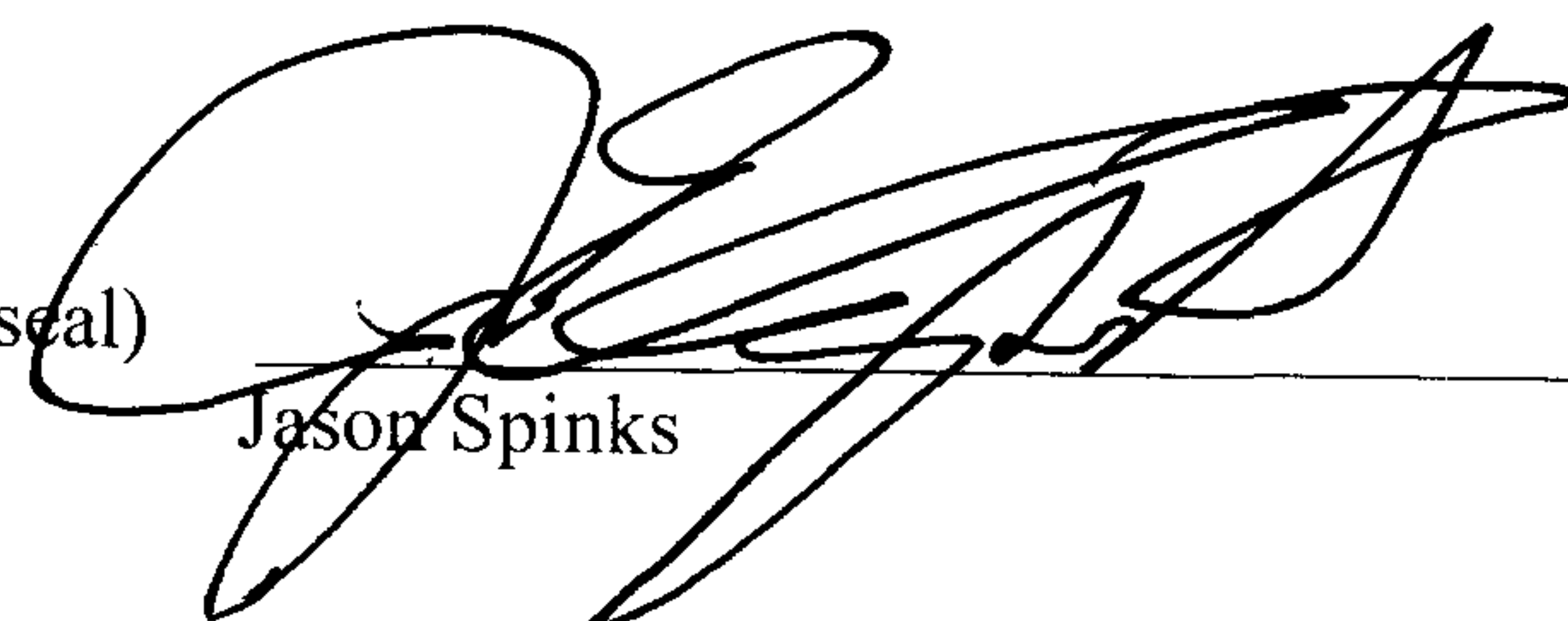
That in consideration of One Hundred Ten Thousand Dollars and Zero Cents (\$ 250,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jason E. Spinks**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shawn Eric Callahan** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this  
29 day of December, 2004.

\_\_\_\_\_(seal)  \_\_\_\_\_(seal)  
Jason Spinks

STATE OF ALABAMA

)

General Acknowledgment

SHELBY COUNTY

I, Michael D. Nichols, a Notary Public in and for the said County, in said State, hereby certify that Jason E. Spinks 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 she executed the same voluntarily on the day the same bears date. Given under my hands and official seal this 29th day of December, 2004.

MY COMMISSION EXPIRES  
OCTOBER 13TH, 2005

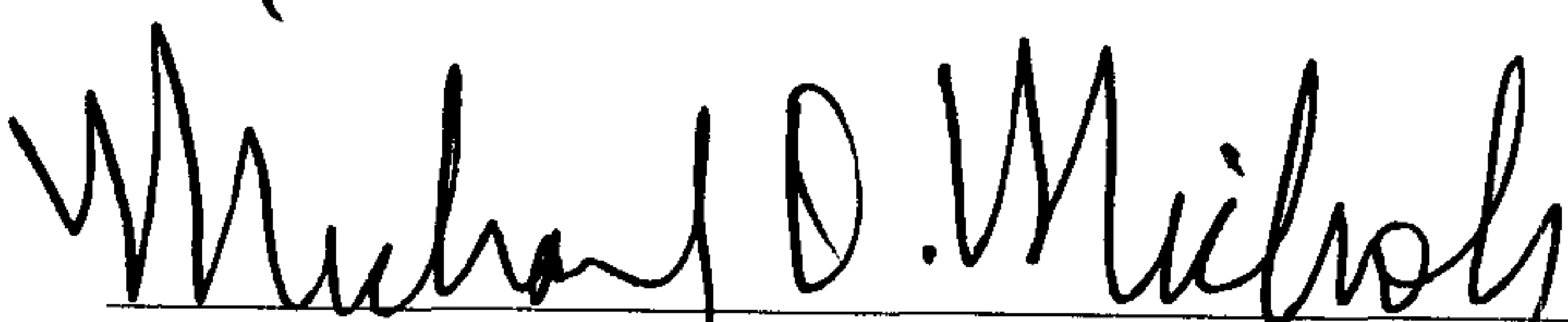
  
\_\_\_\_\_  
Notary Public

EXHIBIT "A"

PARCEL I:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4-1/4 section, a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 28.80 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 249.54 feet; thence South 81 degrees 16 minutes 0 seconds East and leaving said right of way a distance of 174.27 feet; thence North 4 degrees 25 minutes 37 seconds East a distance of 59.91 feet; thence North 85 degrees 34 minutes 23 seconds West a distance of 113.34 feet; thence North 5 degrees 34 minutes 23 seconds West, a distance of 167.16 feet to the southerly right of way of Shelby County Hwy. 213; thence North 77 degrees 7 minutes 54 seconds West along said right of way a distance of 259.48 feet to the POINT OF BEGINNING.

ALSO, a 20' ingress, egress and utility easement described as follows:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4-1/4 section a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 28.80 feet; thence continue along the last described course a distance of 249.54 feet; thence south 81 degrees 16 minutes 0 seconds East and leaving said right of way a distance of 174.27 feet; thence North 4 degrees 25 minutes 37 seconds East a distance of 59.91 feet; thence North 85 degrees 34 minutes 23 seconds West a distance of 103.19 feet to the POINT OF BEGINNING of the centerline of a 20' ingress, egress and utility easement lying 10 feet to either side of and parallel to described centerline; thence North 5 degrees 34 minutes 23 seconds West a distance of 168.73 feet to the southerly right of way of Shelby County Hwy. 213 and the END of said centerline.

According to the survey of Rodney Shiflett, dated October 31, 2001.

PARCEL II:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4-1/4 section a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 398.29 feet; thence South 81 degrees 14 minutes 47 seconds East and leaving said right of way a distance of 175.00 feet; thence North 4 degrees 20 minutes 50 seconds East a distance of 29.98 feet to the POINT OF BEGINNING; thence South 0 degrees 54 minutes 55 seconds East a distance of 142.30 feet; thence North 5 degrees 34 minutes 23 seconds West a distance of 164.05 feet; thence North 85 degrees 34 minutes 23 seconds West a distance of 113.34 feet; thence South 4 degrees 25 minutes 37 seconds West a distance of 150.00 feet to the POINT OF BEGINNING.

ALSO, a 20' ingress, egress and utility easement described as follows:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 89 degrees 58 minutes 47 seconds West along the North line of said 1/4-1/4 section a distance of 942.04 feet to the East right of way of U.S. Hwy. 31; thence South 4 degrees 45 minutes 13 seconds West along said right of way a distance of 398.29 feet; thence south 81 degrees 14 minutes 47 seconds East and leaving said right of way a distance of 175.00 feet; thence North 4 degrees 20 minutes 50 seconds East a distance of 29.98 feet; thence South 80 degrees 54 minutes 55 seconds East a distance of 131.96 feet to the POINT OF BEGINNING of the centerline of a 20' ingress, egress and utility easement lying 10 feet to either side of and parallel to described centerline; thence North 5 degrees 34 minutes 23 seconds West along said centerline 331.83 feet to the southerly right of way of Shelby County Hwy. 213 and the END of said centerline.

According to the survey of Rodney Shiflett, dated October 31, 2001.