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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

GEORGE M. VAUGHN
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

ROBERT A. MCRAE
2068 VALLEYDALE TERRACE
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FOUR HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$450,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID LUTHER ALLEN and PAMELA JENNINGS ALLEN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT A. MCRAE, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A"

SUBJECT TO:

1. 2005 AD VALOREM TAXES NOT YET DUE AND PAYABLE.
2. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET DRAINAGE EASEMENT ON THE WESTERLY, SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY SIDES OF THE LAND.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN REAL 192, PAGE 886 IN THE PROBATE OFFICE.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN DEED 101 PAGE 500 AND DEED 101 PAGE 569 IN THE PROBATE OFFICE.
6. TERMS AND CONDITIONS OF NON BENEFICIAL NONEXCLUSIVE EASEMENT, LICENSE AND RIGHT OF WAY, RIGHTS AS SET OUT IN THE DEED RECORDED AS INSTRUMENT #1998-34666 IN THE PROBATE OFFICE.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 111 PAGE 625 IN THE PROBATE OFFICE.

8. RESTRICTIONS, LIMITATIONS, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 12 PAGE 24 AND MAP BOOK 15 PAGE 99 IN THE PROBATE OFFICE.
9. EASEMENT AS EVIDENCED IN LIS PEN BOOK 6 PAGE 276 IN THE PROBATE OFFICE.
10. THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY BY CARR & ASSOCIATES DATED MAY 27, 1998: (A) ENCROACHMENTS OF FENCES ONTO AND/OR OFF OF THE LAND ON THE EASTERLY SIDE, SOUTHERLY CORNER AND SOUTHEASTERLY SIDE., (B) ENCROACHMENTS OF POWER LINES ONTO AND/OR OFF OF SOUTHERLY PORTION, (C) ENCROACHMENTS OF CONCRETE INTO COMMON ACCESS AREA ON NORTHERLY SIDE.

\$400,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID LUTHER ALLEN and PAMELA JENNINGS ALLEN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of January, 2005.


DAVID LUTHER ALLEN

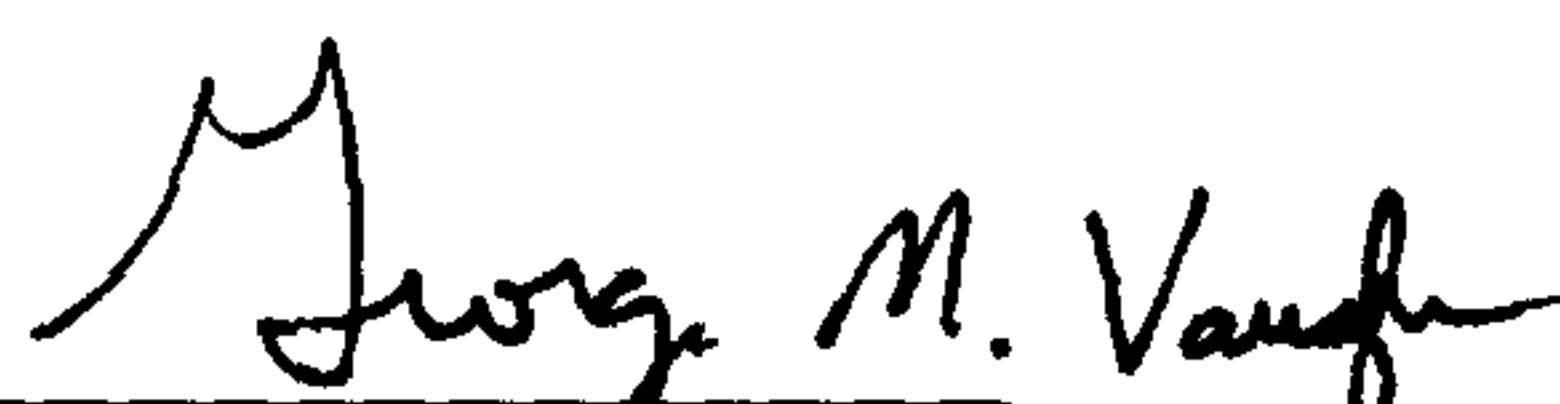

PAMELA JENNINGS ALLEN

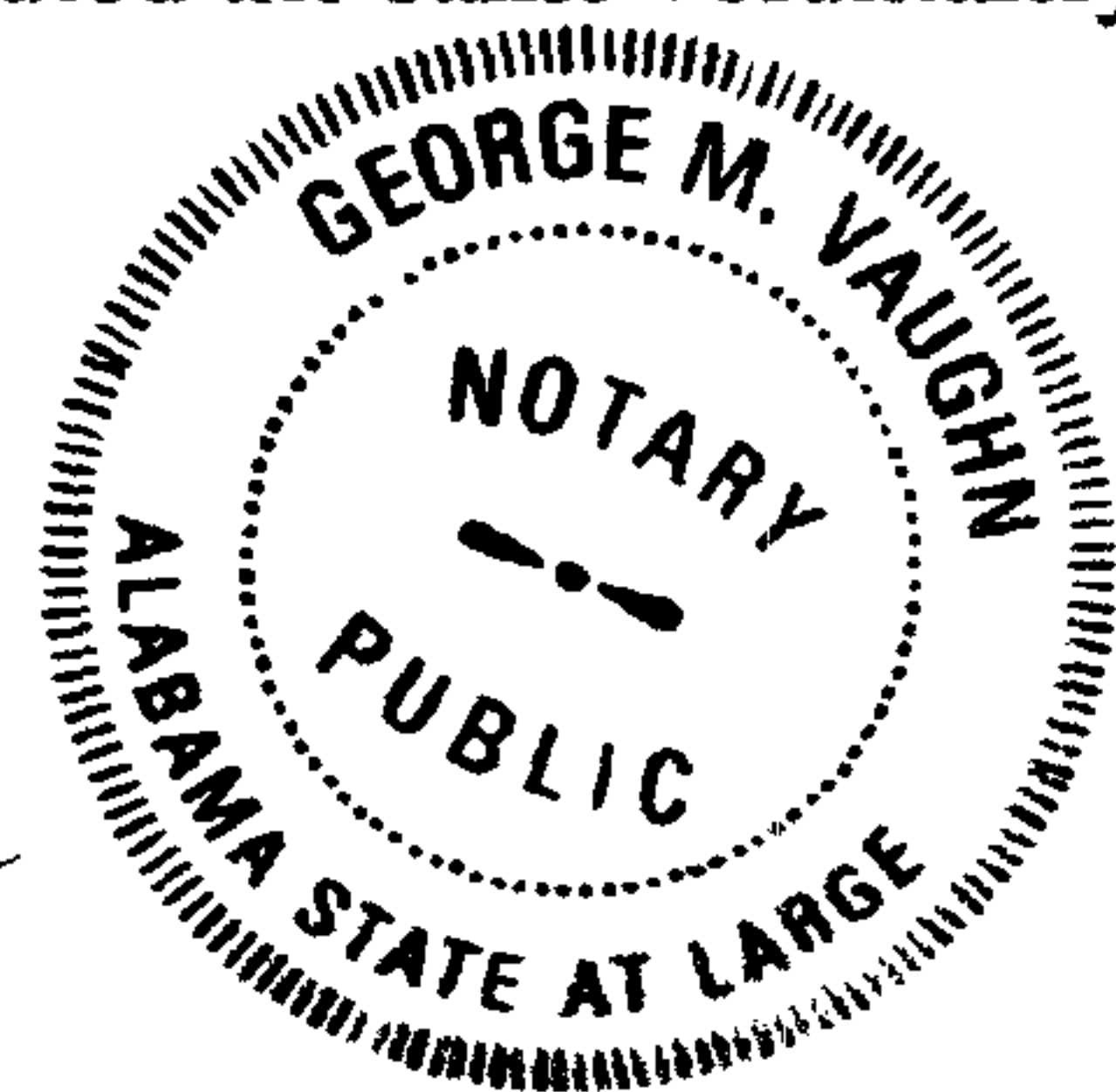
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID LUTHER ALLEN, PAMELA JENNINGS ALLEN whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of January, 2005.


Notary Public



My commission expires: 9.29.06

EXHIBIT "A"

A parcel of land being a part of Lot 14-B of Riverchase Trace Center First Addition as recorded in Map Book 15, Page 99 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest Corner of Lot 14-B of Riverchase Trade Center - FIRST ADDITION as recorded in Map Book 15 Page 99 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89.73 feet along the West lot line of Lot 14—B to the Point of Beginning; thence an interior angle right of 112 deg. 20 min. 24 sec. southeasterly 139.26 feet; thence an interior angle right of 193 deg. 42 min. 15 sec. a distance of 63.84 feet; thence an interior angle right of 195 deg. 43 min. 24 sec. a distance of 65.78 feet to the Southeasterly lot line of Lot 14—B; thence running along the exterior boundary of Lot 14-B, the following six courses, turn an interior angle left of

109 deg. 47 min. 29 sec. Southwesterly a distance of 35.00 feet; thence an interior angle left of 269 deg. 25 min. 40 sec. Southeasterly a distance of 17.01 feet; thence an interior angle left of 90 deg. 03 min. 10 sec. Southwesterly a distance of 173.63 feet; thence an interior angle left of 82 deg. 32 min. 26 sec. Northwesterly a distance of 36.99 feet; thence an interior angle left of 269 deg. 24 min. 15 sec. southwesterly a distance of 146.61 feet; thence an interior angle left of 40 deg. 33 min. 04 sec. Northerly a distance of 414.08 feet to the Point of Beginning.

Also, non-exclusive easement rights granted in Instrument #1998-34666 to the Common Access described as follows: A parcel of land being a non-exclusive easement to: A part of Lot 14-B of Riverchase Trade Center-First Addition being a resurvey of Lot 14, Riverchase Trade Center and a part of the SE ¼ of the SE ¼ of Section 25, Township 19 South, Range 3 West, as recorded in Map Book 15 page 99 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest Corner of Lot 14-B of Riverchase Trade Center-First Addition as recorded in Map Book 15 page 99 in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 89.73 feet along the West lot line of Lot 14-B; thence an interior angle right of 112 degrees 20 minutes 24 seconds Southeasterly 73.20 feet to the Point of Beginning; thence continue along that last described course for a distance of 66.06 feet; thence 74 degrees 44 minutes 53 seconds left Northeasterly a distance of 32.21 feet thence right 90 degrees 00 minutes 00 seconds Southeasterly a distance of 75.00 feet; thence right 37 degrees 22 minutes 46 seconds Southeasterly a distance of 65.32 feet to the Southeasterly lot line of Lot 14-B; thence right 46 degrees 27 minutes 40 seconds Southwesterly a distance of 20.00 feet along the Southeasterly lot line of Lot 14-B; thence right 95 degrees 20 minutes 02 seconds Northwesterly a distance of 192.78 feet; thence right 90 degrees 00 minutes 00 seconds Northeasterly a distance of 10.00 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.