

## STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

That **THE BANK, a corporation**, of the first part, in consideration of Five Thousand Nine Hundred Ten and no/100 Dollars (\$5,910.00) and other valuable consideration to it in hand paid by **Solid Ground Development, LLC**, of the second part, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto the said **Solid Ground Development, LLC**, subject to the conditions, limitations and restrictions set out below, all of its interest in and to the following described real estate, to-wit:

A part of the tract of land situated in the E ½ of the NE ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West, being more particularly described as follows: Commence at the SW corner of the E ½ of the NE ¼ of the NW ¼, Section 36, Township 20 South, Range 3 West and run Northerly along the West line of said E ½ 325.51 feet to the point of beginning; thence South 49 deg. 42 min. 06 sec. East and run 327.89 feet; thence North 40 deg. 00 min. 00 sec. East and run 266.00 feet; thence North 88 deg. 52 min. 13 sec. West and run 421.14 feet to the point of beginning.

Also, an easement for ingress and egress being more particularly described as lying 5 feet each side of the following described line:

Commence at the SW corner of the E ½ of the NE ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West, and run northerly along the West line of said E ½ 325.51 feet; thence South 49 deg. 42 min. 06 sec. East and run 327.89 feet; thence North 40 deg. 00 min. 00 sec. East and run 233.73 feet to the point of beginning; thence South 75 deg. 43 min. 06 sec. East and run 56.17 feet; thence South 67 deg. 54 min. 51 sec. East and run 89.93 feet; thence South 75 deg. 25 min. 06 sec. East and run 65.35 feet; thence North 68 deg. 21 min. 55 sec. East and run 26.86 feet; thence North 16 deg. 49 min. 34 sec. East and run 38.77 feet; thence North 0 deg. 25 min. 50 sec. East and run 37.56 feet to the end of said line.

Being situated in Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, to the said **Solid Ground Development, LLC**, its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on its own judgment..

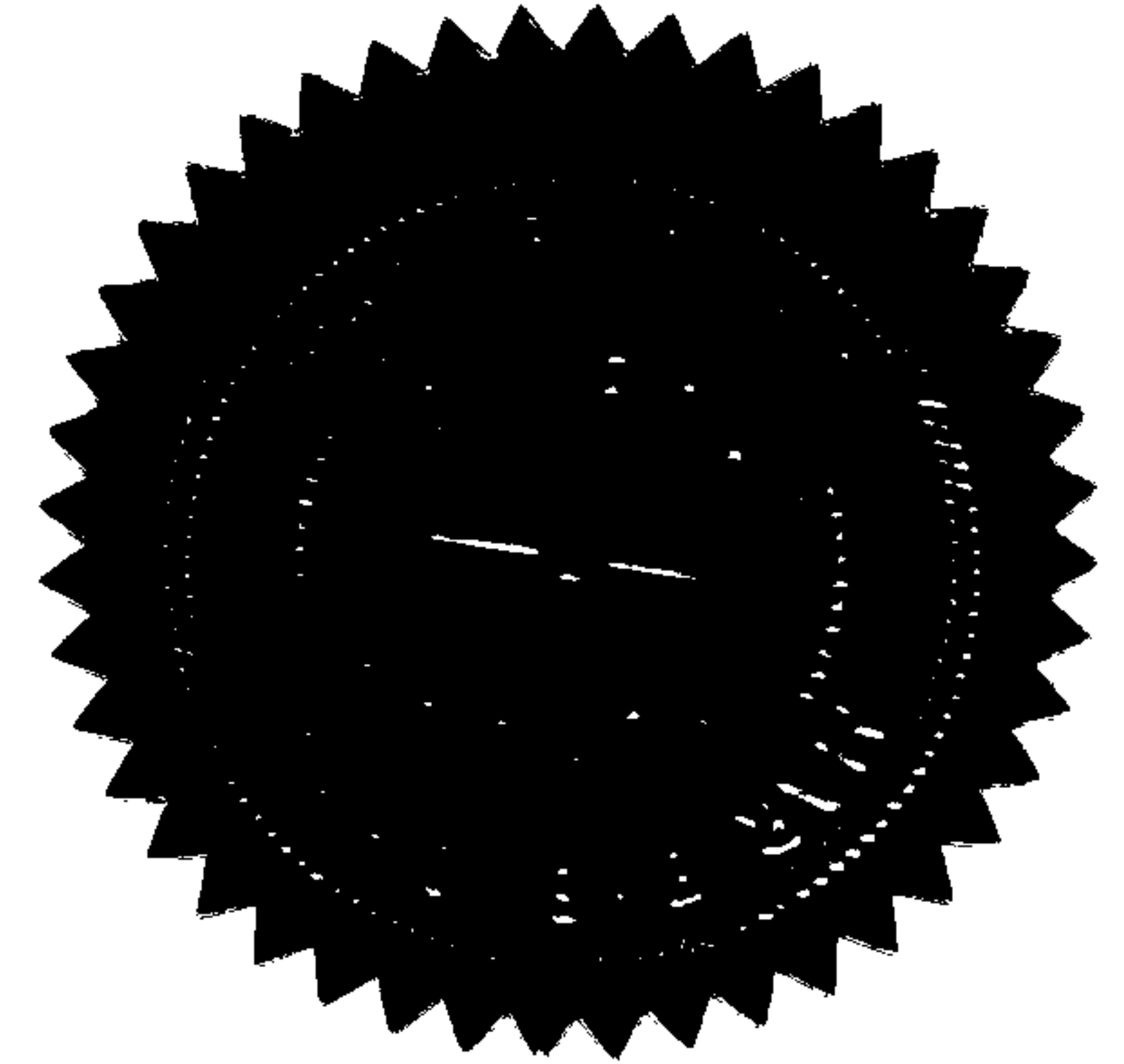
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal  
on this 25th day of January, 2005

THE BANK

BY: Stephen Grand

ITS: AVP

STATE OF ALABAMA  
SHELBY COUNTY



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

STEPHEN GRAND whose name as AVP of **THE BANK**,

a corporation, **The Bank** 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, he/she as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand and seal this 25 day of January, 2005

NOTARY PUBLIC

Maureen John

My Commission Expires: ~~My Commission Expires~~ 8/13/08

**This deed prepared by:**

M. Johnson  
The Bank  
17 N. 20<sup>th</sup> St.  
Suite 660  
Birmingham, AL 35203

**Send Tax Notice to:**

Solid Ground Development, LLC  
926 Highland Lakes Lane  
Birmingham, AL 35242