

[SPACE ABOVE RESERVED FOR RECORDING INFORMATION]

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten (\$10.00) Dollars and other valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **DONALD Y. STONICHER**, a married person whose homestead is no part of the property conveyed, herein referred to as Grantor, do hereby,

**GRANT, BARGAIN, SELL and CONVEY** unto **SUNNYSIDE FARM, L.P.**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama:

All my undivided interest in the real property described in the attached Exhibit "A", incorporated herein by reference.

Subject to the mortgages and encumbrances recorded as Instruments #1998-23024, #1998-23025, #1999-46489, and #2001-24352.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining. Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forevermore.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that I have a good right to sell and convey the same as aforesaid; and I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31<sup>st</sup> day of January, 2005.

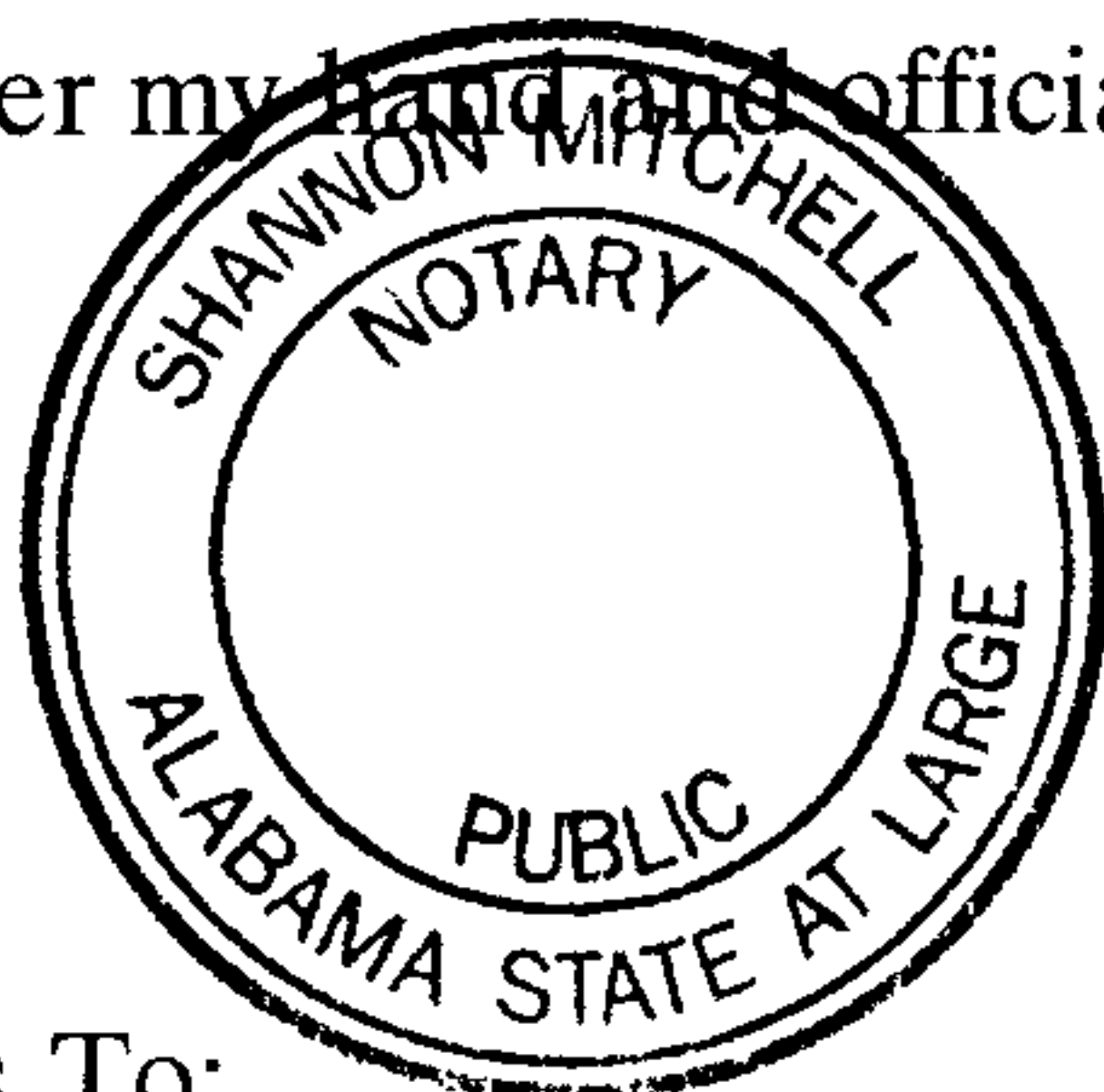
Donald Y. Stonicher (Seal)  
DONALD Y. STONICHER

STATE OF ALABAMA )  
COUNTY OF Marshall )

ACKNOWLEDGMENT

I, the undersigned, Notary Public of the State of Alabama at Large do hereby certify that DONALD Y. STONICHER, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of January, 2005.



Shannon Mitchell  
NOTARY PUBLIC  
My Commission Expires: 12/15/07

Send Tax Notices To:

P. O. Box 370  
Albertville, AL 35950

The draftsman makes no warranty that the description referenced by this document is correct or that the grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document. [04-5218/SUNN-24.DED/jsm]

ALL OF THE CONSIDERATION IS COVERED  
BY THE MORTGAGE TO BE RECORDED SIMULTANEOUSLY  
WITH THIS DEED

## **EXHIBIT A**

### **REAL ESTATE**

Commence at the southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence easterly along the south line of said Section 3 a distance of 552.46 feet to a point; thence turn a deflection angle of 46 degrees 20 minutes 42 seconds to the left and run northeasterly 832.81 feet to a point; thence turn 91 degrees 26 minutes 10 seconds left and run northwesterly 477.57 feet to a point; thence turn 91 degrees 29 minutes 28 seconds right and run northeasterly 417.63 feet to a point; thence turn 91 degrees 32 minutes 12 seconds left and run northwesterly 351.94 feet to a point; thence turn 34 degrees 43 minutes 43 seconds right and run north-northwesterly 613.10 feet to a point; thence turn 155 degrees 53 minutes 11 seconds left and run southerly a distance of 151.09 feet to a steel pin corner and the POINT OF BEGINNING of the property being described; thence turn 29 degrees 26 minutes 04 seconds right and run southwesterly along an old existing fence line 673.81 feet to a steel pin corner; thence turn 73 degrees 26 minutes 09 seconds right and run west-northwesterly along an old fence line 737.87 feet to a steel pin corner at a fence corner; thence turn 83 degrees 24 minutes 31 seconds right and run northerly along old fence line 482.21 feet to a steel pin corner on the southerly margin of Alabama Highway No. 25; thence turn 45 degrees 37 minutes 21 seconds right to chord and run northeasterly along said south margin of said Highway No. 25 a distance of 144.47 feet to a concrete right of way monument; thence turn 02 degrees 48 minutes 41 seconds right to chord and continue along said south margin of said Highway No. 25 a distance of 68.40 feet to a concrete right of way monument; thence turn 10 degrees 59 minutes 49 seconds right and continue along said margin of said Highway a distance of 57.22 feet to a concrete right of way monument; thence turn 09 degrees 49 minutes 46 seconds left and continue along said margin of said highway a distance of 49.63 feet to a steel pin corner; thence turn 113 degrees 41 minutes 39 seconds right and run southerly a distance of 167.80 feet to a steel pin corner; thence turn 90 degrees 00 minutes 00 seconds left and run easterly 100.00 feet to a steel pin corner; thence turn 56 degrees 29 minutes 53 seconds right and run southerly 70.51 feet to a steel pin corner; thence turn 80 degrees 17 minutes 15 seconds left and run easterly 30.34 feet to a steel pin corner; thence turn 85 degrees 16 minutes 10 seconds right and run southerly along an existing fenceline 129.85 feet to a steel pin corner; thence turn 83 degrees 03 minutes 19 seconds left and run easterly along an existing fence line 525.20 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., Alabama Registered PLS #9049, dated September 11, 1997.