

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
International Investments, LLC  
2717 2nd Avenue South Suite A  
Birmingham, AL 35233

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred One Thousand and 00/100 (\$101,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gordon Wayne Tumlin, and wife, Elizabeth Peters Tumlin**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **International Investments, LLC**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

Subject To:  
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **18th** day of **February**, 2005.

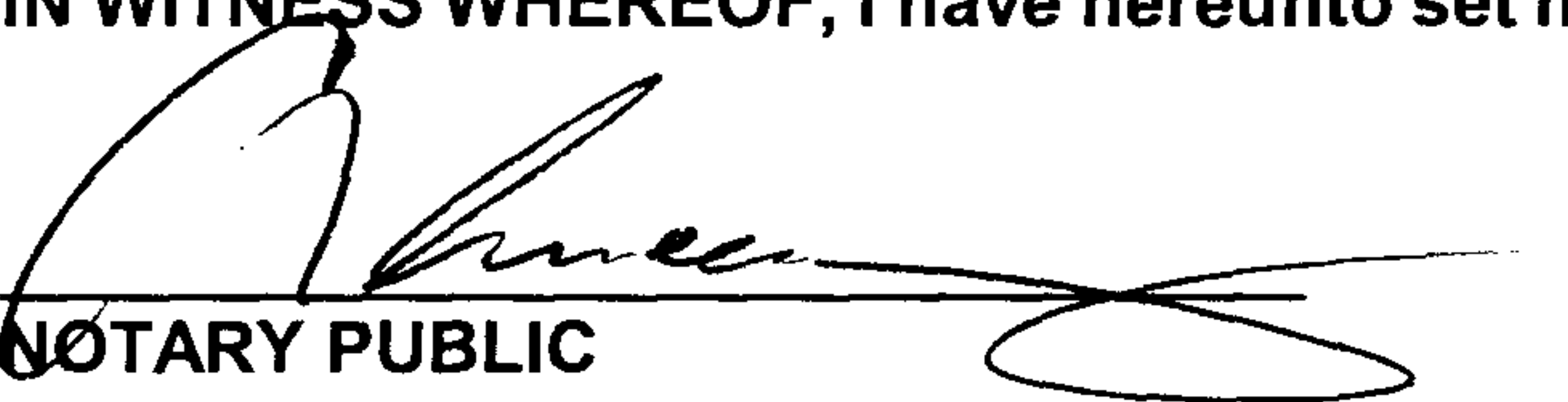
  
Gordon Wayne Tumlin

  
Elizabeth Peters Tumlin

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gordon Wayne Tumlin, and wife, Elizabeth Peters Tumlin , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of February, 2005.

  
NOTARY PUBLIC  
My Commission Expires: 6-5-2007

CLAYTON T. SWEENEY, ATTORNEY AT LAW

## EXHIBIT "A"

A parcel of land located in the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 West for the point of beginning; thence run North along the West boundary line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section for a distance of 880.21 feet to the South right of way line of Shelby County Highway No. 11; thence turn an angle to the right of  $72^{\circ}39'27''$  and run along said road right of way line for a distance of 343.71 feet; thence turn an angle to the right of  $107^{\circ}33'40''$  and run 659.31 feet; thence turn an angle to the right of  $90^{\circ}17'06''$  and run 262.43 feet; thence turn an angle to the left of  $89^{\circ}59'30''$  and run 326.41 feet to the North right of way line of Hodgens Road (a dirt road); thence turn an angle to the right of  $90^{\circ}10'30''$  and run West along said road for a distance of 60.23 feet to the point of beginning.

*ZWT EPT*

20050302000098420 Pg 2/2 115.00  
Shelby Cnty Judge of Probate, AL  
03/02/2005 10:54:00 FILED/CERTIFIED