

Send Tax Notice To:
CORNERSTONE INVESTMENTS, LLC

20050304000101820 Pg 1/2 1,714.00
Shelby Cnty Judge of Probate, AL
03/04/2005 08:04:00 FILED/CERTIFIED

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **ONE MILLION SEVEN HUNDRED THOUSAND and NO/00 (\$1,700,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

CHARLES E. MCCOMBS, A Married MAN
grant, bargain, sell and convey unto,

CORNERSTONE INVESTMENTS, LLC

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1ST day of March, 2005

Charles E McCombs

CHARLES E MCCOMBS

STATE OF ALABAMA
SHELBY COUNTY

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

CHARLES E MCCOMBS

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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of March, 2005.

Michael T Atchison
Notary Public

My Commission Expires: 10-16-08

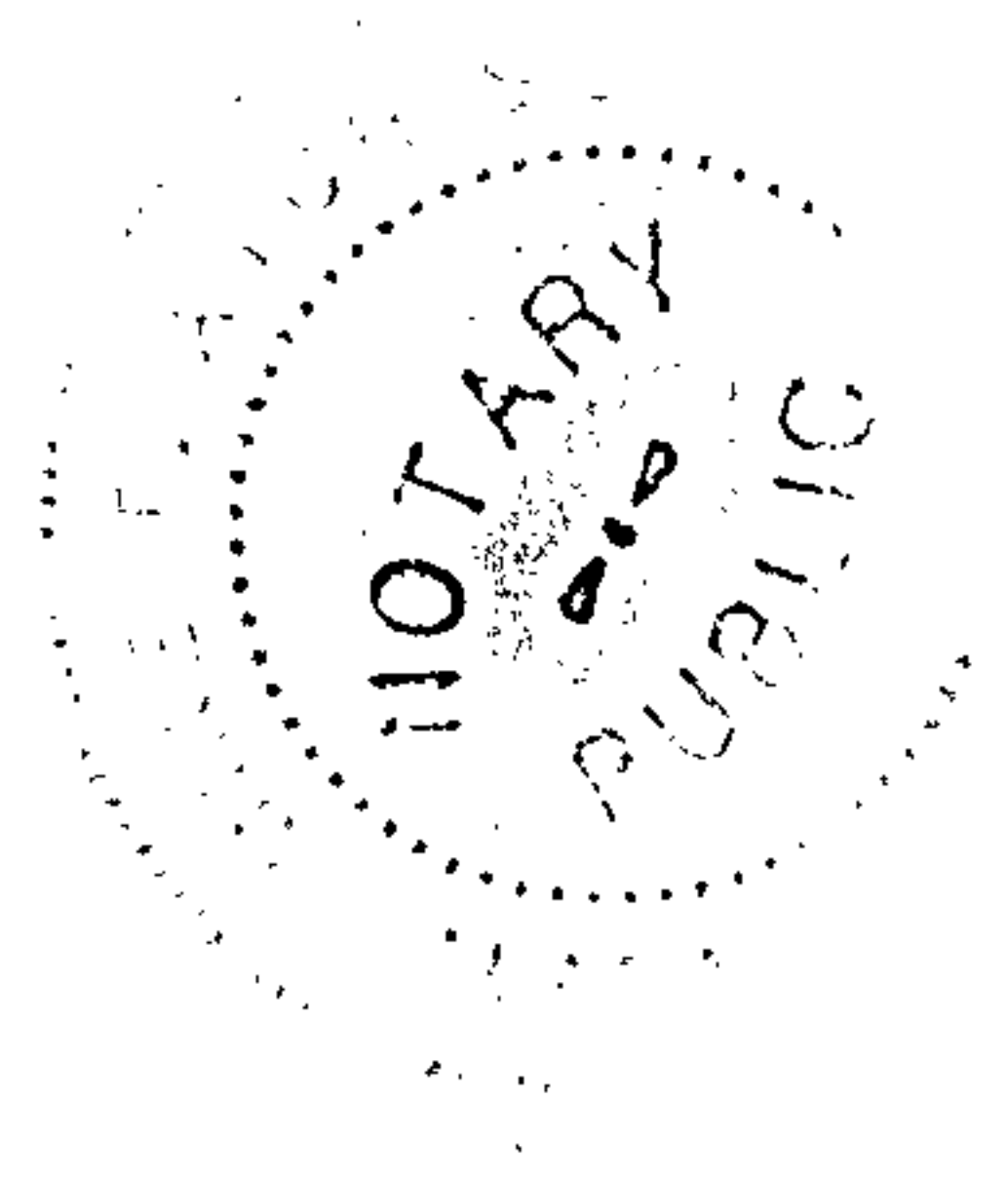


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
The North 1/2 of the Southeast Quarter of said Section 36;
the Southwest Quarter of the Northeast Quarter of said Section 36; and
the East 1/2 of the Southeast Quarter of the Northwest Quarter, less and except the West 400 feet thereof.

PARCEL II:

All that portion of the Northwest Quarter of the Northwest Quarter lying Southeast of the right of way line of Alabama Highway No. 70, in Section 36, Township 21 South, Range 2 West, Shelby County, Alabama.

Also, a parcel of land more particularly described as follows:

Begin at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 2 West; thence run North along the West line of Gulf States Paper Company Property on the East for a distance of 352.50 feet to a 2 1/2-inch capped iron pipe; thence turn an angle to the left of 75 degrees 57 minutes 24 seconds and run in a Northwesterly direction along the Gordon Luck property line on the North for a distance of 1,196.64 feet to a 12-inch white oak tree (1972) as an agreed on property corner; thence turn an angle to the left of 37 degrees 07 minutes 55 seconds and run in a Southwesterly direction along the Luck and Gordon property line on the North for a distance of 188.54 feet to a 5/8-inch iron pin found on the West line of the Northwest Quarter of the Southeast Quarter of said Section 36; thence continue in a Southwesterly direction along the line with Luck and Gordon property line on the North for a distance of 113.01 feet to a 1-inch by 2-inch iron rail; thence turn an angle to the right of 52 degrees 36 minutes 26 seconds and run in a Northwesterly direction along the Luck and Gordon property line for a distance of 412.06 feet to a 3/4-inch iron pin; thence turn an angle to the right of 62 degrees 06 minutes 54 seconds and run in a Northerly direction along the Luck and Gordon property line for a distance of 194.39 feet to a 5/8-inch iron pin on the South right of way line of State Highway No. 70; thence run in a Southwesterly along the South line of said State Highway No. 70 for a distance of 950.83 feet to a point on the West line of the Northeast Quarter of the Northwest Quarter of said Section 36; thence run South along the West line of said Quarter-Quarter Section for a distance of 489.36 feet to a 2 1/2-inch capped iron at the Southwest corner of said Quarter-Quarter Section; thence turn an angle to the left of 88 degrees 41 minutes 00 seconds and run East along the South line of said Quarter-Quarter Section and also along the South line of the Northwest Quarter of the Northeast Quarter of said Section 36 for a distance of 2,670.24 feet to a 2 1/2-inch capped iron pipe at the point of beginning.

LESS AND EXCEPT the South 60 feet of the West 1/2 of the Northeast Quarter of the Northwest Quarter of said Section 36; and the South 60 feet of the West 400 feet of the East 1/2 of the Northeast Quarter of the Northwest Quarter of said Section 36.