Send Tax Notice To:
EDWIN B. LUMPKIN JR.
100 METRO PKWY
PELHAM, AL. 35124

20050419000182660 1/3 $722.00
Shelby Cnty Judge of Probate,AL
04/19/2005 08:32:19AM FILED/CERT

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 **SEVEN HUNDRED FIVE THOUSAND and NO/00 ($705,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

J. C. HOGAN ENTERPRISES, LLC

grant, bargain, sell and convey unto,

EDWIN B. LUMPKIN, JR.

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 first 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 13th day of April, 2005

J. C. HOGAN ENTERPRISES, LLC

JERRY HOGAN AS ITS MEMBER

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

JERRY HOGAN AS A MEMBER OF J. C. HOGAN ENTERPRISES, LLC

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 13TH day of April, 2005.

Notary Public

My Commission Expires: 10-16-08

MIKE T. ATCHISON NOTARY PUBLIC

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West; thence run southerly along the West boundary of said 1/4-1/4 for 425.00 feet to an iron, being the point of beginning of the parcel herein described; thence turn an angle of 155 degrees 55 minutes 56 seconds to the left and run northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees 27 minutes 39 seconds to the right and run easterly for 363.46 feet to a concrete right of way monument on the Southwest right of way line of Interstate Highway 65; thence turn an angle of 62 degrees 50 minutes 54 seconds to the right and run southeasterly along said right of way line for 110.50 feet to a concrete right of way monument; thence continue along said right of way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees 44 minutes 08 seconds for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees 38 minutes 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open-end pipe; thence turn an angle of 13 degrees 08 minutes 21 seconds to the right and run 77.56 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees 24 minutes 26 seconds for an arc distance of 90.22 feet to an iron; thence run northwesterly, tangent to the curve, for 555.02 feet to an iron; thence turn an angle of 42 degrees 45 minutes 59 seconds to the left and run 601.33 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West.

TOGETHER WITH the following described non-exclusive easement for ingress and egress and utilities.

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 21 minutes 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees 27 minutes 35 seconds East and run 195.96 feet to an iron pin found; thence South 87 degrees 23 minutes 25 seconds East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 degrees 20 minutes 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees 36 minutes 01 second East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees 15 minutes 10 seconds East and run 112.01 feet to the northwesterly right of way line of Shelby County, Alabama No. 26, said point being in a curve to the left having a central angle of 00 degrees 23 minutes 31 seconds and a radius of 1369.99 feet; thence along the chord of said curve South 45 degrees 59 minutes 02 seconds West and run 9.37 feet to the end of said curve; thence South 45 degrees 47 minutes 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees 15 minutes 10 seconds West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 degrees 31 minutes 16 seconds and a radius of 312.83 feet; thence along the chord of said curve North 04 degrees 00 minutes 32 seconds West and run 196.04 feet to the point of beginning. Lying within Sections 12 and 13, Township 21 South, Range 3 West.

Parcel II:

A parcel of land lying in the SW 1/4; SE 1/4 of Section 12, and the NW 1/4; NE 1/4, Section 13, all in Township 21 South, Range 3 West, and more particularly described as follows:

Start at the Northeast corner of the said NW 1/4; NE 1/4, Section 13, Township 21 South, Range 3 West, run westerly along the North boundary of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Elliotsville-Saginaw Road at a point where an Alabama State right of way strikes the said North right of way of the said Elliotsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning; thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65; thence turn an angle of 87 degrees 48 minutes to the left

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EXHIBIT "A" CONTINUED

and run westerly a distance of 145.45 feet to an iron marker on the East bank of a creek; thence turn an angle of 120 degrees, 53 minutes to the left and run southeasterly along said creek a distance of 237.9 feet, more or less to the said North right of way of said Elliotsville- Saginaw Road; thence run northeasterly along the said R/W of said Elliotsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

Shelby County, AL 04/19/2005
State of Alabama

Deed Tax:$705.00