

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 TWO HUNDRED FIFTY THOUSAND and NO/00 (\$250,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

L. A. BRITT, A SINGLE MAN

grant, bargain, sell and convey unto,

ZEYAD SHUNNARAH

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.

\$225,200.00 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 22ND day of April, 2005

L. A. BRITT

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

L. A. BRITT 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 22ND day of April, 2005.

Notary Public

My Commission Expires: 10-16-08

20050425000197430 2/2 \$39.00 Shelby Cnty Judge of Probate, AL 04/25/2005 03:49:27PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

From the Northeast corner of the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, proceed Westerly along the North line thereof a distance of 424.27 feet to a point on the Southwesterly right-of-way of U.S. Highway # 280 (Four Lane), the POINT OF BEGINNING of herein described parcel of land; thence turn 01 degrees 59 minutes 24 seconds left and continue in a Westerly direction a distance of 341.68 feet; thence turn 141 degrees 20 minutes 07 seconds left and proceed Southeasterly a distance of 529.17 feet; thence turn 01 degrees 03 minutes 20 seconds right and continue in a Southeasterly direction a distance of 210 feet to a point on the Westerly boundary of Knox Street; thence turn 83 degrees 23 minutes 30 seconds left and proceed Northeasterly along the Westerly R/W boundary of said street a distance of 210 feet to a point on the Southwesterly R/W line of U.S. Highway #280; thence turn 96 degrees 36 minutes 30 seconds left and proceed Northwesterly along said R/W line a distance of 500.42 feet to the POINT OF BEGINNING of herein described parcel of land. The above described property is located in the NE 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama. According to the survey of Billy Martin, Al. REG 10559, dated July 1, 1994.

> Shelby County, AL 04/25/2005 State of Alabama

Deed Tax: \$25.00