



20050504000212130 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/04/2005 08:10:05AM FILED/CERT

STATE OF ALABAMA)
:)
COUNTY OF SHELBY)

WARRANTY DEED

Name & Address of Property Owner:
Steven Joseph Darden

This Instrument Prepared by:
Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

₹ 15,000

THIS INDENTURE, executed this 23rd day of February, 2005, by LARRY EUGENE DARDEN, a married man (collectively referred to as "Grantor") in favor of STEVEN JOSEPH DARDEN ("Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

This conveyance and the warranties herein contained are expressly made subject to those matters of title set forth on Exhibit B attached hereto.

This property does not constitute the homestead of either Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, his heirs, executors, and administrators. And Grantor does for itself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

Larry Eugene Darden [SEAL]
Larry Eugene Darden

STATE OF Georgia)
:)
COUNTY OF Gwinnett)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Larry Eugene Darden, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23 day of February, 2005.

Peter Chen
Notary Public

My Commission Expires: _____

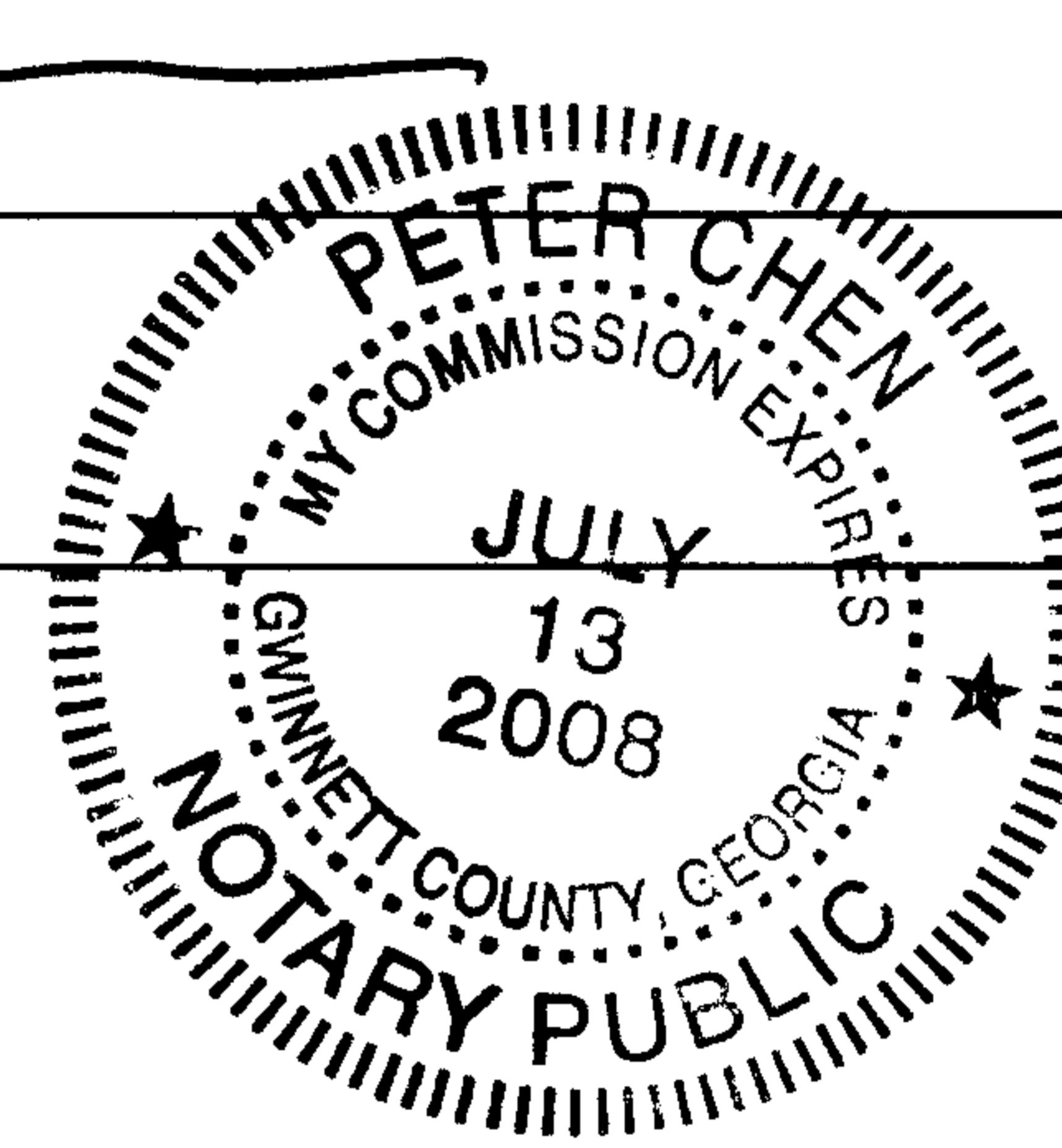


EXHIBIT A

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Beginning at the northeast corner of the southwest quarter of the southwest quarter of Section 24, Township 20 south, Range 4 west, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds West along the north line of said quarter-quarter a distance of 427.50' to an existing rebar corner; Thence run South 46 degrees 16 minutes 26 seconds West a distance of 704.71' to a corner; Thence run South 38 degrees 33 minutes 04 seconds East a distance of 340.95' to a corner; Thence run North 75 degrees 13 minutes 04 seconds East a distance of 730.38' to a corner on the east line of said quarter-quarter; Thence run North 01 degree 49 minutes 28 seconds East along the east line of said quarter-quarter section a distance of 567.68' to the point of beginning,

Less and except the following

COMMENCE AT THE NE CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 4 WEST; THENCE RUN S 90-00'00" W FOR 427.51'; THENCE RUN S 46-16'26" W FOR 72.07' TO THE POINT OF BEGINNING; THENCE CONTINUE S 46-16'26" W FOR 85.72'; THENCE RUN S 43-37'00" E FOR 347.68'; THENCE RUN N 29-09'24" E FOR 185.00'; THENCE RUN N 60-51'51" W FOR 306.86' TO THE POINT OF BEGINNING



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EXHIBIT B

1. Taxes for the year 2005 and subsequent years.
2. Title to all minerals and underlying premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Right of way granted to Alabama Power Company recorded in Deed Volume 238, Page 416, in the Office of the Judge of Probate of Shelby county, Alabama.
4. Terms and conditions of Private Roadway Easement recorded as Instrument #1999-40998, in the Probate Office of Shelby County, Alabama.
5. Less and except any part of subject property lying within cemeteries as shown on tax map.

Shelby County, AL 05/04/2005
State of Alabama

Deed Tax:\$10.00