

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 FIVE HUNDRED SEVENTY THOUSAND and NO/00 (\$570,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

SAMUEL H. RAMSEY AND WIFE, DIANN RAMSEY

grant, bargain, sell and convey unto,

LEE JOHN BRUNO

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.

\$70,000.00 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 5TH day of May, 2005

SAMUEL H RAMSEY

DIANN RAMSEY

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

SAMUEL H RAMSEY AND DIANN RAMSEY

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 5TH day of May, 2005//

Notary Public

My Commission Expires: 10-16-08

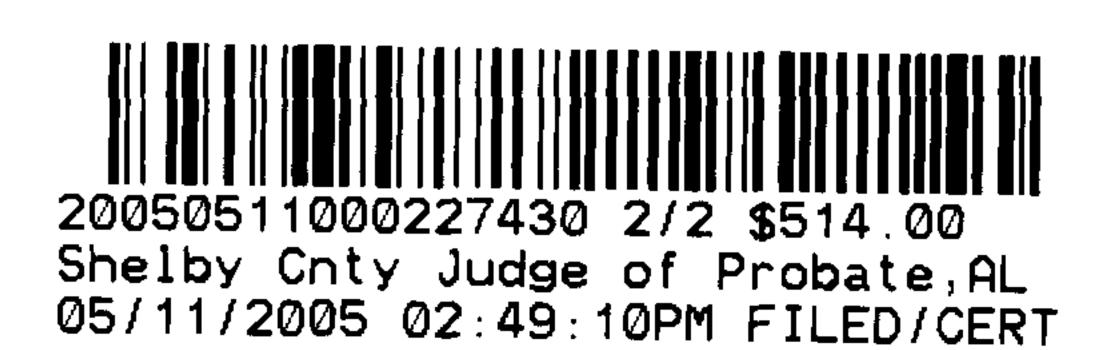


EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama and run South 85 degrees 05 minutes 22 seconds West for 443.67 feet to the point of beginning. From said point of beginning, continue South 85 degrees 05 minutes 22 seconds West for 2222.06 feet; thence run South 05 degrees 58 minutes 58 seconds East for 1323.41 feet; thence run South 05 degrees 54 minutes 54 seconds East for 1325.93 feet; thence run North 84 degrees 57 minutes 27 seconds East for 2662.49 feet; thence run North 05 degrees 23 minutes 21 seconds West for 1170.86 feet; thence run North 81 degrees 26 minutes 02 seconds East for 623.46 feet to the West right of way of Shelby County Road 441; thence along said road, North 09 degrees 23 minutes 51 seconds West for 60.00 feet; thence leaving said road, run South 81 degrees 25 minutes 37 seconds West for 660.03; thence run North 05 degrees 29 minutes 37 seconds West for 33.78 feet; thence run South 84 degrees 31 minutes 11 seconds West for 167.55 feet; thence run North 32 degrees 06 minutes 04 seconds West for 101.37 feet; thence run North 05 degrees 37 minutes 32 seconds West for 14.49 feet; thence run South 86 degrees 12 minutes 21 seconds West for 149.72 feet; thence run North 08 degrees 12 minutes 19 seconds West for 1276.98 feet to the point of beginning.

According to the survey of Michael G. Moates, dated May 4, 2005.

Shelby County; AL 05/11/2005 State of Alabama Deed Tax: \$500.00