20050517000237110 1/1 \$16.00 Shelby Cnty Judge of Probate, AL 05/17/2005 12:22:53PM FILED/CERT

This instrument was prepared by: HARRY W. GAMBLE 105 Owens Parkway, Suite B Birmingham, Alabama 35244

Send tax notice to: 1274 Camp Branch Road Alabaster, Alabama 35007

STATE OF ALABAMA **COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE THOUSAND AND NO/100 DOLLARS (\$5,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, CHARLIE SANDERS, A MARRIED MAN, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto PETRA LAND CO, INC., (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a found Railroad rail being locally accepted as the Northwest corner of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence N 88° 48' 57" E a distance of 229.73' to a capped iron pin set, said point being the Point of Beginning; thence N 88° 48' 57" E a distance of 400.80' to a found capped iron pin; thence S 02°49' 25" E a distance of 532.91' to a found capped iron pin, thence with a curve turning to the right with an arc length of 438.41', with a radius of 2,246.78', with a chord bearing of N 69°04'12" W, with a chord length of 437.72' to a capped iron pin set, thence N 02°49' 25" W a distance of 386.06' to the Point of Beginning.

Said parcel containing 4.21 acres more or less.

SUBJECT, HOWEVER, TO ANY AND ALL OF THE FOLLOWING: easements, reservations, restrictions and rights-of-way heretofore filed and of record; mineral and mining rights heretofore reserved and not owned by Grantor; rights of parties in possession, matters not of record which would be disclosed by an accurate survey and inspection of the property, and underground easements or other uses of subject property not visible from the surface.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are fee from encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of May, 2005.

Thurlis Send (SEAL) Charlie Sanders

STATE OF ALABAMA COUNTY OF SHELBY

(SEAL)

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that CHARLIE SANDERS, A MARRIED MAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of May, 2005.

Notary Public My Commission Expires: ___

This Deed was prepared without the benefit of a title commitment.

Shelby County, AL 05/17/2005

State of Alabama

Deed Tax:\$5.00