

20050603000269070 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
06/03/2005 10:19:36AM FILED/CERT

10,000

Send Tax Notice to:

Fred C. Crum, Jr.

Rebecca H. Crum

4902 Windwood Circle
Birmingham, AL 35242

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

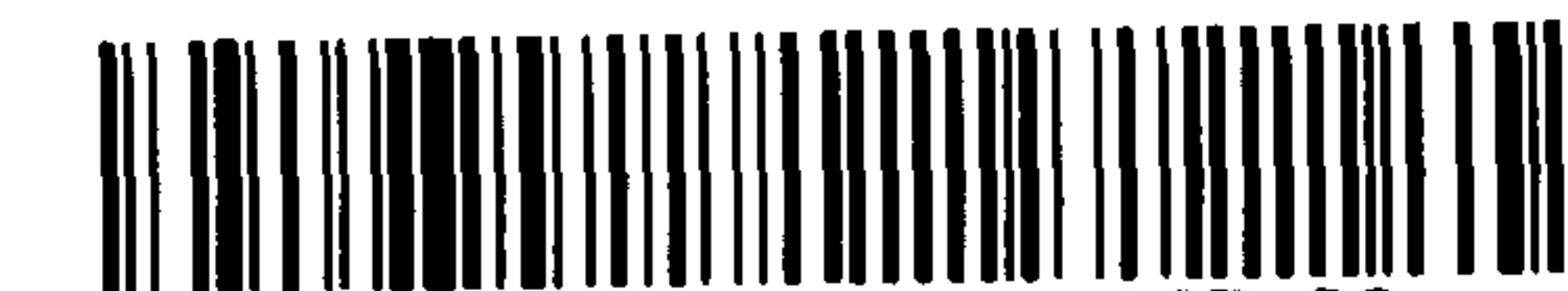
KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the undersigned, **Brice Investment Company, Inc.** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Fred C. Crum, Jr. and Rebecca H. Crum** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" - Parcel II - attached hereto and made a part hereof.

Subject to:

1. 2005 ad valorem taxes.
2. Existing easements, covenants, restrictions, set back lines and limitations of record, if any, and matters which would be disclosed by an accurate survey.
3. Coal, oil, gas and other mining and mineral interests in, to or under the land herein described which are not owned by Grantor, if any.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint



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lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the undersigned does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this the 24th day of May, 2005.

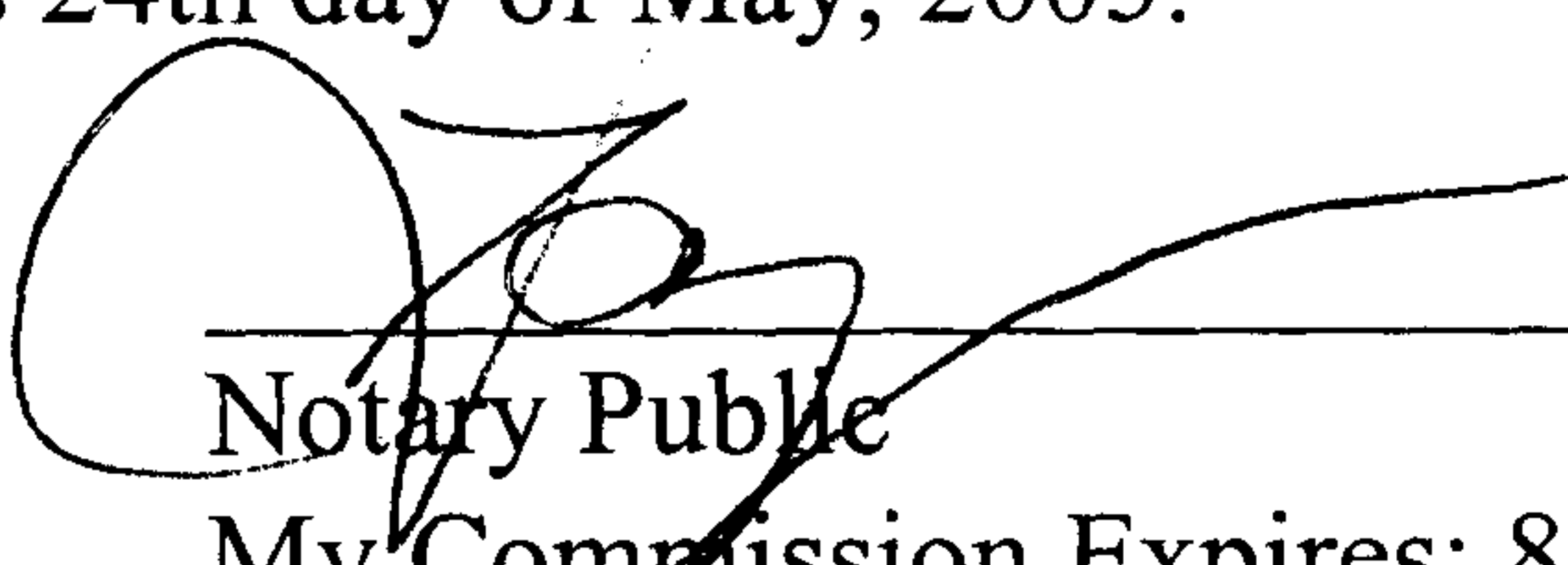
Brice Investment Company, Inc.

BY: Beth F. Bruce
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beth F. Bruce, whose name as President of Brice Investment Company, Inc.. 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 the conveyance, he as such member and with full authority, executed the same voluntarily and as the act of said limited liability company

Given under my hand and official seal this 24th day of May, 2005.


Notary Public

My Commission Expires: 8/29/07

EXHIBIT A

PARCEL II:

Part of Lots 2 and 3, Survey of Mountain View Lake Company First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, Page 135, being more particularly described as follows:

From an existing #4 iron rebar being the most Southerly corner of said Lot 3, run in a Northwesterly direction along the Southwest line of said Lot 3 for a distance of 82.04 feet to an existing ½" crimp iron pin; thence turn an angle to the right of 91 degrees 09 minutes 46 seconds and run in a Northeasterly direction for a distance of 31.82 feet to an existing PK nail set being the point of beginning; thence continue in a Northeasterly direction along last mentioned course for a distance of 216.17 feet to an existing ½" crimp iron pin and being on the edge of the existing water for a lake; thence turn an angle to the right of 90 degrees 45 minutes 17 seconds and run in a Southeasterly direction along the edge of the water for the lake for a distance of 30.63 feet; thence turn an angle to the left of 24 degrees 27 minutes 46 seconds and run in a Southeasterly direction for a distance of 15.88 feet to a point on the edge of the lake; thence turn an angle to the right of 18 degrees 41 minutes 03 seconds and run in a Southeasterly direction for a distance of 14.0 feet to a point on the edge of the lake; thence turn an angle to the right of 32 degrees 06 minutes 14 seconds and run in a Southerly direction for a distance of 18.59 feet; thence turn an angle to the right of 90 degrees 49 minutes 53 seconds and run in a Westerly direction for a distance of 134.4 feet to an existing iron; thence turn an angle to the left of 20 degrees 21 minutes 53 seconds and run in a Southwesterly direction for a distance of 96.96 feet, more or less, to the point of beginning.