

Send tax notice to:

Jeffrey B. Lunceford and Chalon Lunceford
1086 Grand Oaks Dr.
Bessemer, AL 35022

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand One Hundred and 00/100 Dollars (\$200,100.00) in hand paid to the undersigned B. Edward Vining Jr. and Dian M. Vining, husband and wife (hereinafter referred to as Grantors") by Jeffrey B. Lunceford and Chalon K. Lunceford, husband and wife (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel No. 14, according to the Map and Plat of Whispering Pines Farms as recorded in Map Book 8, page 125, and Resurvey recorded in Map Book 13, page 131, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the SE corner of the SE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 5 West, Bibb County, Alabama, and run thence South 86 degrees 46' 18" West along the South line of said 1/4-1/4 408.63 feet to a point in the centerline of a sixty (60') foot wide easement; thence run North 11 degrees 36' 58" West along the centerline of said easement 235.94 feet to a point; thence run North 6 degrees 08' 00" West along same said centerline of same said easement 419.14 feet to a point; thence run North 2 degrees 51' 00" West along same said centerline of same said easement 516.35 feet to a point; thence run North 1 degree 32' 00" West along same said centerline of same said easement 162.34 feet to a point on the North line of said SE 1/4 of the NW 1/4 of Section 11; thence run North 86 degrees 48' 56" East along said North line of said SE 1/4 of the NW 1/4 and the SE 1/4 of the NE 1/4 of same said Section 11, a distance of 1,118.02 feet to a point; thence run South 3 degrees 52' 16" East a distance of 1,329.85 feet to a point on the South line of the SE 1/4 of the NE 1/4 of said Section 11; thence run South 86 degrees 46' 18" West along said 1/4-1/4 line a distance of 676.86 feet to the Point of Beginning. Said property being located in Bibb County and Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Easement to Plantation Pipeline Company as recorded in Volume 112, pages 388, 389, 390, 577, Volume 257, page 602, in the Probate Office of Shelby County, Alabama, and in Deed Book 54, page 104, Deed Book 63, page 531 and in Deed Book 64, page 267, in the Probate Office of Bibb County, Alabama.

Easement to Colonial Pipe Line Company as recorded in Deed Book 53, page 29, Deed Book 54, page 104, Deed Book 64, page 267 and in Deed Book 92, page 633, in the Probate Office of Bibb County,

Alabama.

Right of way to Alabama Power Company as setforth in Real 133, page 607, in the Probate Office of Shelby County, Alabama.

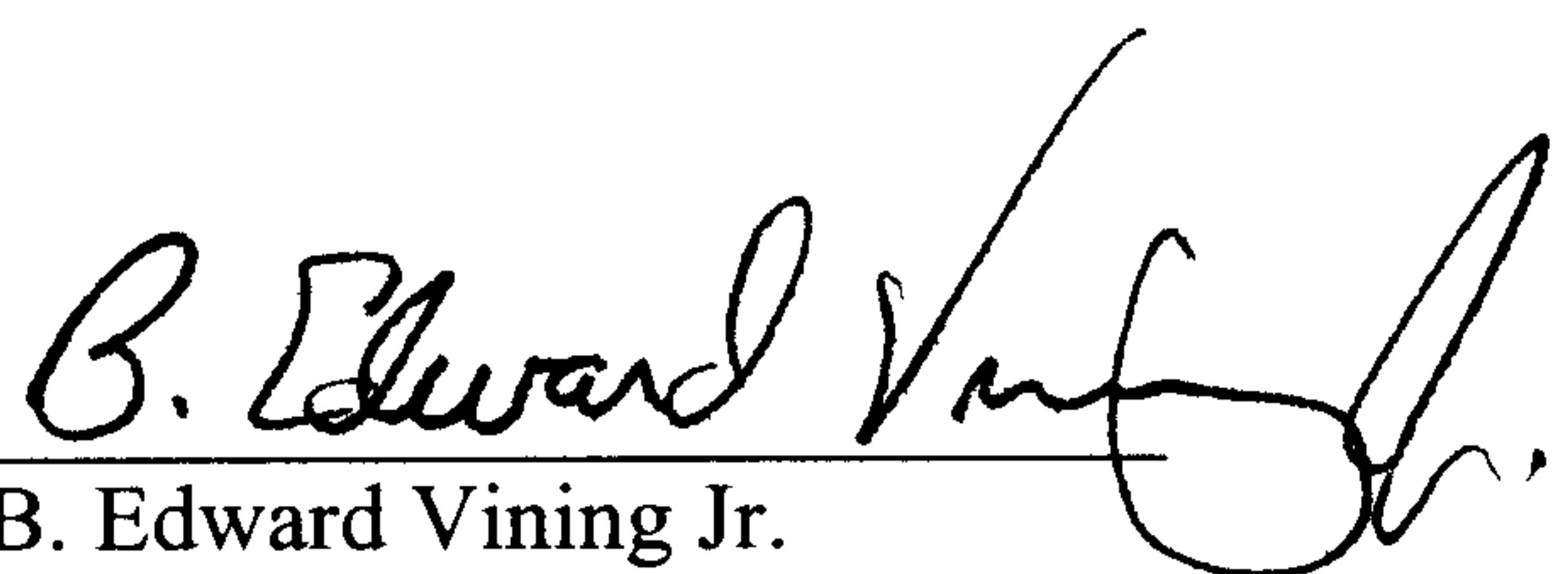
Right of way to Shelby County as setforth in Volume 221, page 403, in the Probate Office of Shelby County, Alabama.

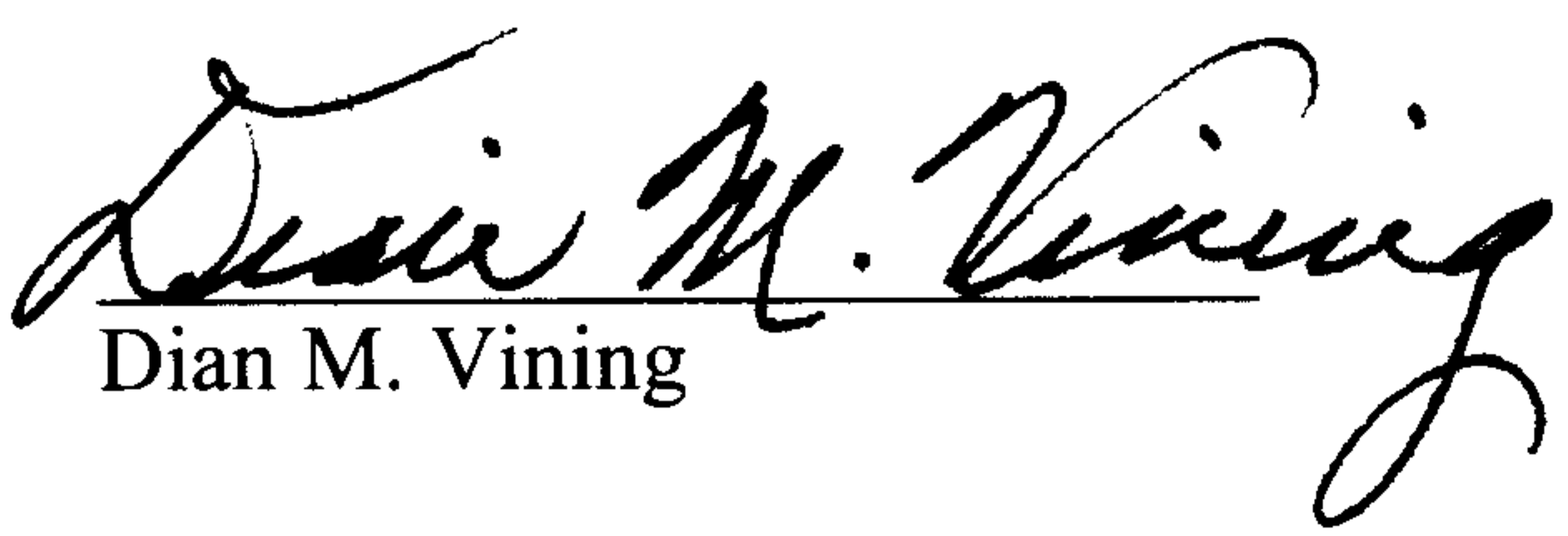
Riparian and other rights created by the fact that subject property lies adjacent to a lake.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) B. Edward Vining Jr. and Dian M. Vining, husband and wife hereunto set their signature(s) and seal(s) on May 20, 2005.


B. Edward Vining Jr.


Dian M. Vining

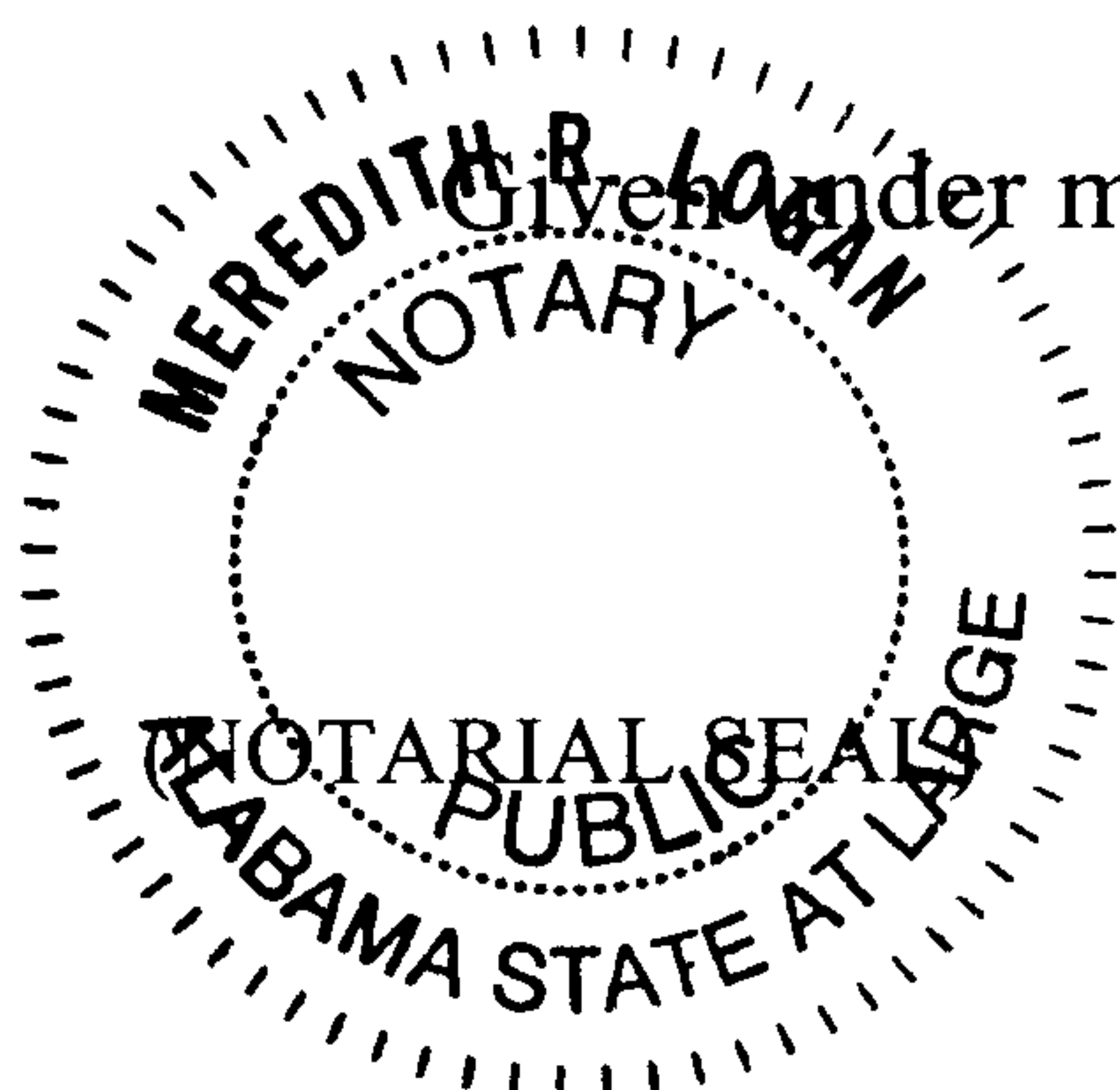
Shelby County, AL 06/09/2005
State of Alabama

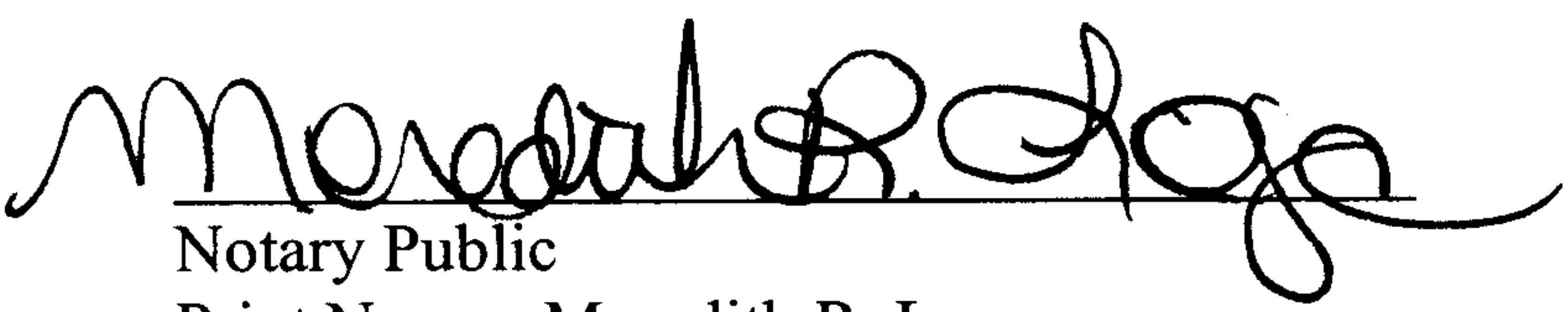
Deed Tax: \$200.50

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. Edward Vining Jr. and Dian M. Vining, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2005.




Notary Public
Print Name: Meredith R. Logan
Commission Expires: 04/14/2007