

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

Send tax notice to:

12286 Co. Rd 73

Montevallo, AL 35115

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$9,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, KYLE WALTER MCCLURE, A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto TOMBO ENTERPRISES, INC. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northeast corner of Lot 3, Block 5, according to the map of Wilmont Gardens, as recorded in Map Book 4 Page 6 in the office of the Judge of Probate, Shelby County, Alabama; thence run South 89 degrees 51 minutes 40 seconds West along the North line of Lots 3, 2 and 1 for 105.13 feet to a set ½"rebar, being 20 feet Easterly of the centerline of County Road No. 73; thence run South 10 degrees 49 minutes 58 seconds West 20 feet East of and parallel to said centerline for 153.41 feet; thence run North 89 degrees 36 minutes 15 seconds East along the North right of way line of Shaw Drive for 135.00 feet to the Southeast corner of said Lot 3; thence run North 00 degrees 23 minutes 45 seconds West for 150.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to:
- (a) Building setback line of 30 feet on the West and South sides, as shown by plat
- (b) Restrictions and covenants as set out in Deed Book 191 Page 116 in Probate Office (c) Restrictions, limitations, easements and conditions as set out in Map Book 4 Page 6 in said Probate Office (d) Less and except any portion lying within Right of Way for Highway 73.

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 free 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 $-\frac{10}{}$ day of June, 2005.

Kyle Walter McClure (SEAL

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 KYLE WALTER MCCLURE, 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 June, 2005.

Notary Public

My Commission Expires:

Shelby County, AL 06/15/2005

Deed Tax:\$9.50