

**SEND TAX NOTICES TO:**

CEDAR LANE LLC  
2653 Salem Road,  
Montevallo, Alabama, 35115

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Dewey Braswell and wife Joyce Marie Braswell** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **CEDAR LANE LLC** (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

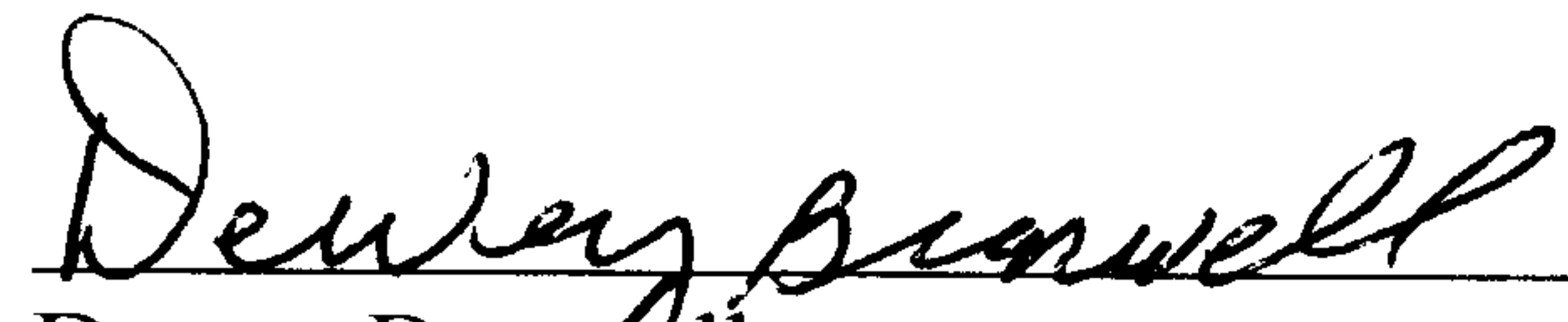
[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

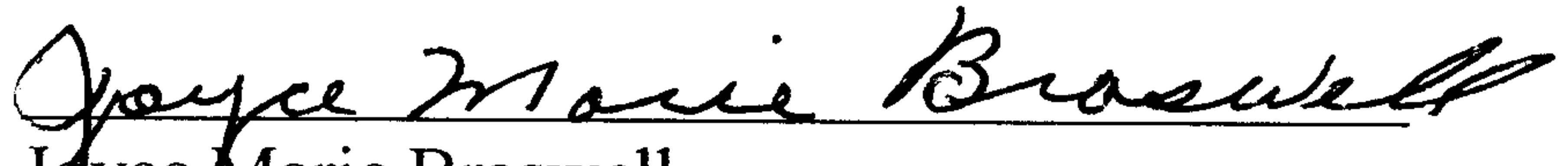
[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

**AND THE GRANTOR** does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 15 day of June, 2005.

  
Dewey Braswell

  
Joyce Marie Braswell

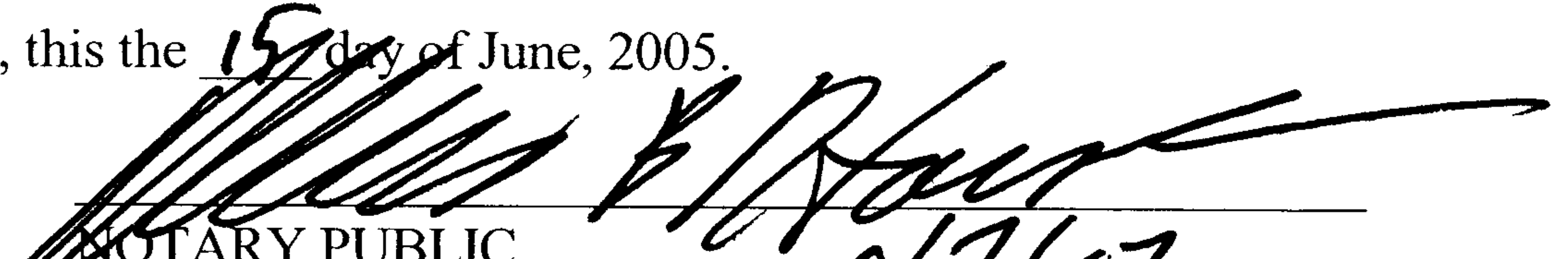


20050617000301770 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
06/17/2005 01:36:56PM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dewey Braswell and Joyce Marie Braswell, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15 day of June, 2005.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 6/7/07

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600



## EXHIBIT "A"

### PARCEL III

A parcel of land situated in Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGINNING at the SW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 21 South, Range 3 West, thence North 89 degrees 03 minutes 16 seconds West a distance of 446.41 feet to a point on the easterly right of way of Highway 119 and to an iron pin; thence following easterly right of way of Highway 119 and the curvature thereof an arc distance of 406.03 feet (said arc having a chord bearing of North 13 degrees 16 minutes 59 seconds West, a chord distance of 405.54 feet and a radius of 2389.11 feet); thence North 18 degrees 6 minutes 42 seconds West a distance of 337.56 feet to an iron pin; thence South 88 degrees 50 minutes 58 seconds East a distance of 1652.27 feet to an iron pin; thence South 01 degrees 21 minutes 21 seconds West a distance of 706.27 feet to an iron pin; thence North 89 degrees 03 minutes 16 seconds West a distance of 990.90 feet to the point and place of BEGINNING.

**SUBJECT TO:** 1) taxes and assessments for the year 2005, a lien but not yet payable; 2) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto which are not owned by Grantor/Mortgagee; 3) Right of way granted to AT&T recorded in Real 166, Page 653. (Parcel III); 4) Right of way granted to Plantation Pipe Line recorded in Volume 112, Page 311; 5) Title to that portion of the property within any road right-of-ways; and 6) Right-of-way granted to Alabama Power Company recorded in Volume 112, Page 457 and Volume 123, Page 436.