

**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 Thousand and 00/100 Dollars (\$500,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **PACIFIC CONSTRUCTION, INC.** and **Mark Beaver** a(n) ~~(un)~~married man (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 14 day of June, 2005.

**PACIFIC CONSTRUCTION, INC.**

BY \_\_\_\_\_

(Its President)

\_\_\_\_\_  
Mark Beaver



STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Beaver, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14 day of June, 2005.

  
NOTARY PUBLIC

My Commission Expires: 6/7/07

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Beaver, whose name as President of PACIFIC CONSTRUCTION, INC., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 14 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 I

Starting at the intersection of the North line of the Southwest Quarter of the Southeast Quarter of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama and the East right of way of Alabama Highway 119 (80 foot right of way), run along the North line of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter, South 89 degrees 46 minutes 53 seconds East, 837.31 feet to the point of beginning; thence from said point of beginning, continue along the North line of the Southeast Quarter of the Southeast Quarter, South 89 degrees 46 minutes 53 seconds East, 600.00 feet; thence South 01 degrees 03 minutes 15 seconds West, 677.85 feet to the South line of the North half of the Southeast Quarter of the Southeast Quarter, thence along said South line, North 89 degrees 56 minutes 43 seconds West, 843.03 feet; thence North 04 degrees 45 minutes 57 seconds East 228.71 feet; thence North 89 degrees 59 minutes 27 seconds West 571.67 feet to the East right of way of said Alabama Highway 119; thence along the East right of way of said highway, along a curve concave to the West (property line radius 2334.76 feet) a chord of North 01 degree 20 minutes 03 seconds East, 50.01 feet; thence South 89 degrees 59 minutes 27 seconds East 799.84 feet; thence North 01 degree 03 minutes 15 seconds East, 401.41 feet to the point of beginning. Said parcel lying in the Southeast Quarter of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

### PARCEL II

Starting at the intersection of the North line of Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama and the east right of way of Alabama Highway 119 (80 foot right of way), and being also the POINT OF BEGINNING; thence from said point of beginning, run along the North line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , South 89 degrees 46 minutes 53 seconds East, 837.31 feet; thence South 01 degrees 03 minutes 15 seconds West, 401.41 feet; thence North 89 degrees 59 minutes 27 seconds West, 799.84 feet to the East right of way of said Alabama Highway 119; thence along the east right of way of said highway, along a curve concave to the West (property line radius 2334.78 feet) a chord of North 04 degrees 17 minutes 03 seconds West, 405.54 feet to the point of beginning. Said parcel lying in the Southeast  $\frac{1}{4}$  of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama.

**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 Plantation Pipe Line recorded in Volume 112, Page 311; 4) Title to that portion of the property within any road right-of-ways; and 5) Right-of-way granted to Alabama Power Company recorded in Volume 112, Page 457 and Volume 123, Page 436.