

This Instrument Prepared By:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

McDonnell Sands, LLC

P.O. Box 1698
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

WILLIAM T. BEZKOR, JR., a married man

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

MCDONNELL SANDS, LLC

(herein referred to as "Grantee"), the following described real estate, situated in a SHELBY COUNTY, ALABAMA, to-wit:

From the Northeast corner of Section 2, Township 21, Range 3 West 894 feet to the right of way of the Louisville Nashville Railroad Co. South 4 degrees, 45' 254 feet to the Pont of Beginning. Thence South 4 degrees 45' West 25 feet along the right of way of the Louisville Nashville Railroad Co., thence East 84 degrees 15' South 107 feet, more or less to the Birmingham and Montgomery Highway to a point 75 feet North of center line on a culvert under the Montgomery and Birmingham Highway, thence North 5 degrees 15' East 25 feet along the Birmingham and Montgomery Highway, thence West 107 feet more or less to the right of way of the Louisville Nashville Railroad Co. to the point of beginning, lying and being in the NE 1/4 of the NE 1/4 Section 2, Township 21, Range 3 West.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THE GRANTOR'S SPOUSE.

20050701000327880 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
07/01/2005 07:57:00AM FILED/CERT

SUBJECT TO:

1. All assessments and taxes for the year 2005 and all subsequent years.
2. Restrictions, rights-of-way, covenants and easements of record.

\$144,000.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE and its heirs and/or assigns forever.

THE GRANTOR COVENANTS with said Grantee, and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor (and his heirs, executors, and administrators of the Grantor) shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set her signature and seal, this the 22nd day of June, 2005.


WILLIAM T. BEZKOR, JR.

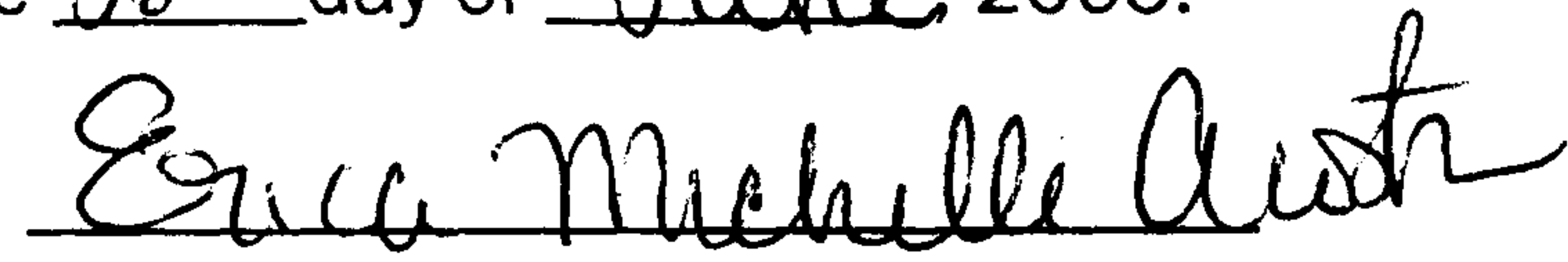
Shelby County, AL 07/01/2005
State of Alabama

Deed Tax: \$36.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **WILLIAM T. BEZKOR, JR.**, 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of June, 2005.


Notary Public

My Commission Expires: _____

ERICA MICHELLE ACOSTA
MY COMMISSION EXPIRES
JAN 22, 2007
ALABAMA STATE AT LARGE