

This instrument was prepared by

Anthony D. Snable, Attorney
✓ 1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

ED CATES
4384 HIGHWAY 31
CALERA, AL 35040

File #S05155

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RANDY L. TRICE, A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ED CATES (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2005.
2. Easements, restrictions, covenants and reservations of record.

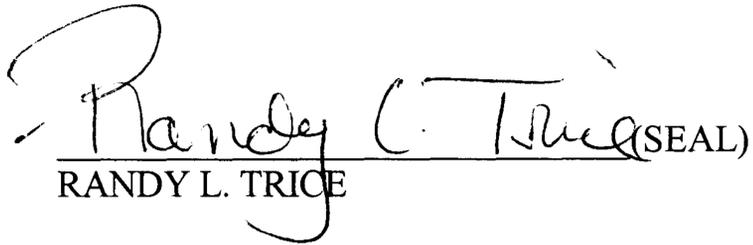
\$450,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR OF SAID GRANTOR'S SPOUSE AS DEFINED BY CODE SECTION 6-10-2.

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 all 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 12th day of July, 2005.


RANDY L. TRICE



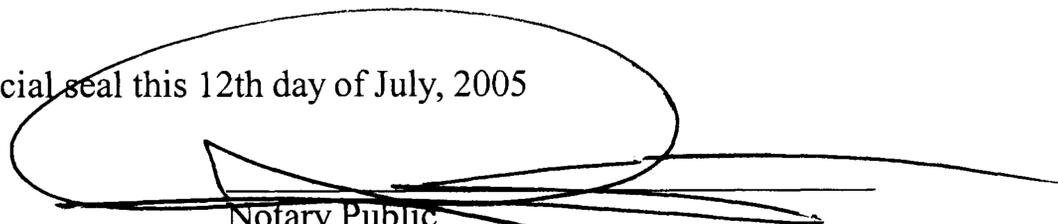
20050718000357150 2/3 \$67.00
Shelby Cnty Judge of Probate, AL
07/18/2005 12:07:35PM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that RANDY L. TRICE, A MARRIED MAN whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2005


Notary Public

My commission expires:

11-2-07

EXHIBIT "A"
DESCRIPTION OF PROPERTY



20050718000357150 3/3 \$67.00
Shelby Cnty Judge of Probate, AL
07/18/2005 12:07:35PM FILED/CERT

A parcel of land located in the SE ¼ of the E ¼ of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commencing at the Southeast corner of Section 33, Township 21 South, Range 2 West, thence North along the East boundary of said Section 33 a distance of 774.20 feet to the point of beginning; thence turn an angle of 90 deg. 50 min. to the left for a distance of 731.99 feet to a point; thence run North a distance of 458.00 feet to the South right of way line of Alabama Highway No. 70; thence Southeasterly along said right of way line a distance of 743.00 feet, more or less, to a point on the East boundary of said Section 33; thence South along said boundary a distance of 340.40 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 07/18/2005
State of Alabama

Deed Tax: \$50.00

Randy L. True