20050914000476710 1/2 $414.00
Shelby Cnty Judge of Probate, AL
09/14/2005 11:39:37AM FILED/CERT

Send Tax Notice To:
EDWIN B LUMPKIN, JR.
100 Metro Parkway
Pelham Ala 35124

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **NINE HUNDRED THOUSAND and NO/00 ($900,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

W. S. QUINN ENTERPRISES, INC.

grant, bargain, sell and convey unto,

EDWIN B. LUMPKIN, JR.

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$500,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6TH day of SEPTEMBER, 2005

W. S. QUINN ENTERPRISES, INC.

Woodford S. Quinn, Jr. - President
WOODFORD S. QUINN, JR. AS PRESIDENT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

WOODFORD S. QUINN, JR. AS PRESIDENT OF W. S. QUINN ENTERPRISES, INC.

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of September, 2005.

Notary Public

My Commission Expires: 10-16-08

MICHAEL T. ATCHISON
NOTARY PUBLIC
STATE OF ALABAMA

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:
Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West; thence North 85 degrees 24 minutes 58 seconds West along the North line of said 1/4-1/4 Section a distance of 42.17 feet to the point of beginning; thence continue along last described course, and along said North line a distance of 830.61 feet to a point lying on the Easterly right of way line of U.S. Highway #31 (100-foot right of way), said point also lying on a curve to the left, having a radius of 11187.91 feet, a central angle of 1 degree 04 minutes 32 seconds and subtended by a chord which bears South 22 degrees 27 minutes 33 seconds East, a chord distance of 209.99 feet; thence, leaving said North line and along said Easterly right of way line and along the arc of said curve a distance of 210.0 feet to the beginning of a compound curve to the left having a radius of 40.00 feet, a central angle of 90 degrees 21 minutes 25 seconds and subtended by a chord which bears South 68 degrees 10 minutes 32 seconds East, a chord distance of 56.74 feet; thence, leaving said right of way line and along the arc of said curve a distance of 63.08 feet; thence North 66 degrees 38 minutes 46 seconds East a distance of 10.34 feet to the beginning of a curve to the right having a radius of 280.00 feet, a central angle of 20 degrees 57 minutes 40 seconds and subtended by a chord which bears North 77 degrees 07 minutes 36 seconds East a chord distance of 101.86 feet; thence along the arc of said curve a distance of 102.43 feet; thence North 87 degrees 36 minutes 25 seconds East a distance of 590.83 feet; thence North 2 degrees 23 minutes 35 seconds West a distance of 97.40 feet to the point of beginning.

ALSO known as Lots 1, 2 and 3 according to the Map of AKM COMMERCE PARK, as recorded in Map Book 28, Page 1, in the Probate Office of Shelby County, Alabama.

PARCEL B:
Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West; thence North 85 degrees 24 minutes 58 seconds West along the North line of said 1/4-1/4 Section a distance of 42.17 feet; thence, leaving said North line South 2 degrees 23 minutes 35 seconds East a distance of 157.40 feet to the point of beginning; thence continue along last described course a distance of 104.68 feet; thence South 73 degrees 11 minutes 41 seconds West a distance of 644.23 feet to a point lying on the Easterly right of way line of U.S. Highway #31 (100-foot right of way), said point also lying on a curve to the right having a radius of 11187.91 feet, a central angle of 1 degrees 04 minutes 31 seconds and subtended by a chord which bears North 24 degrees 15 minutes 15 seconds West a chord distance of 209.97 feet; thence along said Easterly right of way line and along the arc of said curve a distance of 209.98 feet to the beginning of a compound curve to the right having a radius of 40.00 feet, a central angle of 90 degrees 21 minutes 45 seconds and subtended by a chord which bears North 21 degrees 27 minutes 53 seconds East, a chord distance of 56.75 feet; thence, leaving said right of way line and along the arc of said curve a distance of 63.09 feet; thence North 66 degrees 38 minutes 46 seconds East a distance of 10.34 feet to the beginning of a curve to the right having a radius of 220.00 feet, a central angle of 20 degrees 57 minutes 40 seconds and subtended by a chord which bears North 77 degrees 07 minutes 36 seconds East a chord distance of 80.04 feet; thence along the arc of said curve a distance of 80.48 feet; thence North 87 degrees 36 minutes 25 seconds East a distance of 590.83 feet to the point of beginning.

ALSO known as Lots 32, 33 and 34, according to the Map of AKM COMMERCE PARK, as recorded in Map Book 28, Page 1, in the Probate Office of Shelby County, Alabama.

According to survey of R.C. Farmer, RLS #14720, dated September 28, 2000.

Shelby County, AL 09/14/2005
State of Alabama

Deed Tax:$400.00