This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Jason E. Spinks
1205 Ashville Road, Ste. 200
Montevallo, AL 35115

20050915000479190 1/2 $17.50
Shelby Cnty Judge of Probate, AL
09/15/2005 09:20:12AM FILED/CERT

STATE OF ALABAMA)
) WARRANTY DEED
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Forty Five Thousand and 00/100 Dollars ($145,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Trophy Development, L.L.C., an Alabama Limited Liability Company,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jason E. Spinks, a married man,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion; the following described real estate, situated in **Shelby County**, Alabama, to-wit:

See attached Exhibit "A"
Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF $141,868.54.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors 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 Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 14th day of September, 2005.

_____(L.S.)
Trophy Development, LLC
By: Jason E. Spinks, as Member and
Authorized Agent of Trophy Development, L.L.C.,

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, whose name as Member and Authorized Agent for Trophy Development, LLC, an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14th day of September, 2005.

_____
NOTARY PUBLIC
My Commission Expires: 5/13/2008

Stewart Title Guaranty Company

COMMITMENT

SCHEDULE A

Case No. 905-52

EXHIBIT A

Property Address:
867 Valleyview Rd.
Indian Springs, Alabama 35124
Shelby County

Commence at the Northeast corner of Section 10 Township 22 South Range 3 West, Shelby County, Alabama. Thence run north 88-28'41 West along the North line of said Section 10 a distance of 299.42 feet to a point; thence continue on the last described course for a distance of 4,981.79 feet to the Northwest comer of said Section 10; thence run South 0-04'08 West, along the West line of said Section 10, a distance of 984.02 feet; thence South 87-37'37 East a distance of 1,814.69 feet, more or less, to a point in the center of Shoal Creek; thence follow the meanderings of the center of said Shoal Creek in a Northwesterly direction to a point where the center of said Shoal Creek intersects with the Northern quarter-quarter line of Section 10, Township 22 South, Range 3 West; thence run West along said quarter-quarter line to the Northwest corner of said Section 10 and the point of beginning, situated in Shelby County, Alabama, containing 29.25 acres more or less.

Said tract shall include a thirty (30) foot wide easement for ingress and egress along the western most boundary of said property that runs along Shoal Creek as retained by Estelle Martin and approximately described as follows:

Commence at the Northeast Corner of Section 10, Township 22 South, Range 3 West, Shelby County Alabama; thence run North 88-28'41 West along the North line of said Section 10, a distance of 299.42 feet to a point; thence continue on the last described course a distance of 4981,79 feet to the Northwest corner of said Section 10, thence run South 0-04'08 West, along the West line of said Section 10 a distance of 984.02 feet; thence run South 87-37'37 East a distance of 1814.69 feet to a point on the West Bank of Shoal Creek; thence run South 87-37'37 East a distance of 72.19 feet to a point 17 feet easterly of the East Bank of said Shoal Creek (hereinafter referred to as point L-I), and the following courses are 17 feet East of the easterly bank of said Shoal Creek; thence run South 16-29'52 East a distance of 112.40 feet; thence run South 31-14'16 East a distance of 117.64 feet; thence run South 21-27'17 West a distance of 182.96 feet; thence run South 17-43'07 West a distance of 137.91 feet; thence run South 5-09'38 West a distance of 62.88 feet; thence run South 7-40'34 East a distance of 81.73 feet; thence run South 4-49'46 West a distance of 241.32 feet; thence run South 10-36'22 East a distance of 75.85 feet; thence run South 7-57'15 East a distance of 90.91 feet; thence run South 19-14'59 East a distance of 100.27 feet. thence run South 39-38'54 East a distance of 64.85 feet; thence run South 54-47'55 East a distance of 107 .96 feet; thence run South 42-49'30 East a distance of 101.20 feet; thence run South 28-09'24 East a distance of 44.39 feet thence run South 22-28'11 East a distance of 152.37 feet; thence run South 22-48'18 East a distance of 98.04 feet to it's intersection with the centerline of Mill Road, thence east along the centerline of said Mill Road an approximate distance of thirty (30) feet, thence follow northerly a course parallel with the west boundary of said property as heretofore described to a point approximately thirty (30) feet east of the point hereinabove referred to as point L-I, thence continue along the same course a distance of approximately thirty (30) feet to a point, thence run westerly to a point where said line crosses the center of Shoal Creek and the property line described above.

20050915000479190 2/2 $17.50
Shelby Cnty Judge of Probate,AL
09/15/2005 09:20:12AM FILED/CERT

Shelby County, AL 09/15/2005
State of Alabama

Deed Tax:$3.50

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.