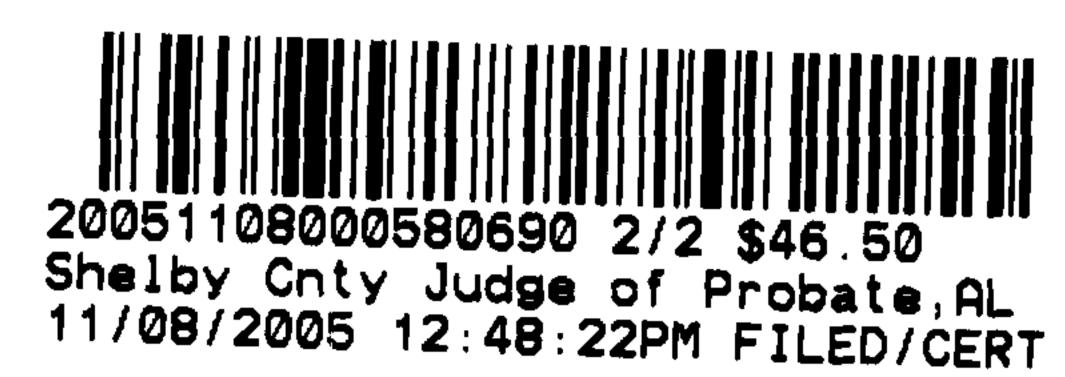
This Instrument Prepa James F. Burford, III Attorney at Law 1318 Alford Avenue Su Birmingham, Alabama 3	ite 101	Send Tax Notice To:
	STATUTORY WARRAN	
STATE OF ALABAMA SHELBY COUNTY		20051108000580690 1/2 \$46.50 Shelby Cnty Judge of Probate, AL 11/08/2005 12:48:22PM FILED/CERT
Twelve Thousand Three Hu Grantor (whether one or nacknowledged, I, John G. E more), grant, bargain, sell and	ndred Forty and 00/100 D nore), in hand paid by the Benner, a married man, here I convey unto Home Plate, L	That in consideration of Two Hundred collars (\$212,340.00), to the undersigned of Grantee herein, the receipt whereof is in referred to as Grantor, whether one or LC, (herein referred to as Grantee, whether ated in Shelby County, Alabama, to-wit:
Described on Exhibit	A attached hereto incorpora	ated by reference herein.
assessed under a current use & Associates Engineers, Inc. onto and/or off the northwe	assessment; (3) The following dated December 23, 2004: sterly portion of the land; but on the southerly and eastern	of and thereafter; (2) The property being ing matters as shown on the survey of Carra a) Encroachment of overhead power lines b) Encroachments barb wired and wooden erly sides; (4) Potential loss of land because
\$180,000.00 of the csimultaneously with the deli		was derived from a mortgage loan closed
The property convey	ed herein is not the homeste	ead of John G. Benner or his spouse.
TO HAVE AND TO	HOLD to the said Grante	e, its successors and assigns forever.
IN WITNESS WHI and day of Movembly,		s hereunto set his hand and seal, this the
	Joh	nn G. Benner
		Shelby County, AL 11/08/2005
STATE OF ALABAMA LALL COUNTY		State of Alabama Deed Tax: \$32.50
I, the undersigned, a that John G. Benner, whose	e name is signed to the foregoing that, being informe	of Alabama at Large do hereby certify going conveyance, and who is known to me, ed of the contents of said conveyance, he date.
Given under my han	d and official seal this <u>L</u>	day of ** ** 2005.
	No No M	otary Public y Commission Exp

EXHIBIT A' BENNER TO HOME PLATE LLC



That part of the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼, all in Section 27, Township 18 South, Range 2 East and also the NW ¼ of the SW ¼ of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama, that lies Easterly of Shelby County Road No. 57, more particularly described as follows:

Commence at the NW comer of Section 26, Township 18 South, Range 2 West, Shelby County, Alabama, and run Southerly along the Section line for a distance of 2644.29 feet to the point of beginning along the Easterly right of way line of Shelby County Road No. 57; thence continue Southerly along the Section line 1271.66 feet to the North line of the NW 1/4 of the SW 1/4 of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama; thence an interior angle right, clockwise of 91 deg. 54 min. 00 sec. to the East and run along said North line 1404.68 feet to the East line of the NW % of the SW % of Section 26, Township 18 South, Range 2 East. Shelby County, Alabama; thence an interior angle left, counter-clockwise of 92 deg. 14 min. 09 sec. to the South and run along said East line 1315.00 feet to the South line of the NW 1/2 of the SW 1/4 of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama; thence an Interior angle left, counter-clockwise of 87 deg. 32 min. 36 sec. to the West and run along said South line 1413.38 feet to the West line of the NW 1/2 of the SW 1/2 of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama, thence an interior angle left, counter-clockwise of 180 deg. 03 min. 04 sec. to the West and run along said South line of the NE ¼ of the SE ¼ of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama a distance of 1199,95 feet to the Easterly right of way line of Shelby County Road No. 57; thence an interior angle left, counter-clockwise of 66 deg. 18 min. 45 sec. to the chord of a curve to the left along said right of way line, said curve having a radius of 1472.64 feet, a central angle of 31 deq. 00 min. 07 sec. and a chord length of 787.14 feet, thence run Northeasterly, then Northerly 796.82 feet along said curve arc and right of way line to a concrete monument found at Station 57 + 56.8; thence continue Northeasterly along said right of way line, tangent to said curve 243.20 feet, thence 90 deg. 00 min. 00 sec. left, Northwesterly 10.00 feet along said right of way; thence 90 deg. 00 min. 00 sec. right, Northeasterly 92.50 feet along said right of way to the chord of a curve to the right along said right of way line, said curve having a radius of 2261.87 feet, a central angle of 01 deg. 27 min. 24 sec. and a chord length of 57.50 feet, thence along the arc of said curve 57.51 feet; thence Southeasterly 10.00 feet along said right of way to a curve having a radius of 2251.87 feet, a central angle of 23 deg. 22 min. 36 sec. and a chord length of 912.40 feet; thence run Northerly, then Northeasterly 918.76 feet along said curve arc and right of way line; thence continue Northeasterly along said right of way line tangent to said curve 739.06 feet to the point of beginning.

CONVEYANCE BY QUIT CLAIM. In addition to the real property described on Exhibit A attached hereto which real property described on Exhibit A is being conveyed by Grantor with all warranties of title, Grantor, for good and valuable considerations, does hereby remise, release, quit claim, grant, sell and convey unto Grantee all of Grantor's right, title and interest and claim in and to the following described property located in Shelby County, Alabama; to wit: 1. All real property located in the NE 1/4 of SW 1/4 of Section 26, T18S, R2E, Shelby County, Alabama which is west of the wooden fence as shown on the Survey (as hereinafter defined); and 2. All that portion of the SW 1/4 of the SW 1/4 of Section 26, T18S, R2E and the SE 1/4 of the SE 1/4 of Section 27, T18S, R2E, Shelby County, Alabama which is located north of the barbed wire fence as shown on the Survey. For the purpose of this provision, the Survey is defined as that Boundary Survey performed by Carr & Associates Engineers, Inc. under Project Number 04.1018 dated December 23, 2004 which Survey is hereby incorporated by reference herein.

TO HAVE AND TO HOLD unto the said Grantee, it's successors and assigns the above described quit claim property forever.