

\$800,000.00

This instrument was prepared by:  
William D. Hasty, Jr., Attorney at Law  
2090 Columbiana Road, Suite 2000  
Birmingham, Alabama 35216

Send tax notice to:  
James O. Lunceford  
123 Hilltop Business Drive  
Pelham, Alabama 35124

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

20051116000598940 1/2 \$814.00  
Shelby Cnty Judge of Probate, AL  
11/16/2005 01:20:10PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the undersigned **LARRY W. EDMONDSON and wife, PATRICIA B. EDMONDSON** (collectively "Grantors"), have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto **JAMES O. LUNCEFORD** ("Grantee") the following described property located in Shelby County, Alabama, to-wit:

### See attached Exhibit "A" for Legal Description

Subject to taxes for the year 2006 and subsequent years not yet due and payable.

Subject however to any right of ways, liens of record, easements, restrictions, covenants or agreements that may exist.

Subject property does not constitute the homestead of Grantors.

**TO HAVE AND TO HOLD** to the said Grantee, his heirs, administrators, executors and assigns forever.

And the said Grantors do covenant with said Grantee, his heirs, administrators, executors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs, administrators, executors and assigns shall, warrant and defend the same to the said Grantee, his heirs, administrators, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors who are duly authorized to execute this conveyance, have hereto set their signatures and seals, this 28 day of October, 2005.

Shelby County, AL 11/16/2005  
State of Alabama

Deed Tax: \$800.00

Larry W. Edmondson  
Larry W. Edmondson  
Patricia B. Edmondson  
Patricia B. Edmondson

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Larry W. Edmondson and wife, Patricia B. Edmondson, 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 28 day of October, 2005.

[Signature]  
Notary Public



## EXHIBIT A

### LEGAL DESCRIPTION

#### **Parcel I**

A parcel of land in the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25, Township 20 South, Range 3 West; thence North  $88^{\circ} 59' 20''$  West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 1231.25 feet (map) to the point of beginning; thence continue along last described course a distance of 334.77 feet to the Easterly right of way line of U.S. Highway No. 31 (200 foot right of way); thence North  $15^{\circ} 39' 02''$  East along said right of way a distance of 119.0 feet; thence leaving said right of way line South  $68^{\circ} 17' 17''$  East a distance of 325.72 feet (meas.) 325.81 feet (map) to the point of beginning; being situated in Shelby County, Alabama.

#### **Parcel II**

A parcel of land in the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25; thence North  $88^{\circ} 59' 20''$  West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 1231.25 feet (map) to the point of beginning; thence North  $68^{\circ} 17' 17''$  West a distance of 325.72 feet (meas.) 325.81 feet (map) to the Easterly right of way line of U.S. Highway No. 31 (200 foot right of way); thence North  $15^{\circ} 39' 02''$  East along said right of way a distance of 192.85 feet; thence leaving said right of way line South  $74^{\circ} 22' 47''$  East a distance of 322.36 feet; thence South  $15^{\circ} 15' 45''$  West a distance of 227.42 feet to the point of beginning; being situated in Shelby County, Alabama.

#### **Also, the following described non-exclusive easement:**

A 50' ingress/egress easement located in the S  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 25; thence North  $88^{\circ} 59' 20''$  West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 1231.25 feet (map); thence North  $15^{\circ} 15' 45''$  East a distance of 426.99 feet (meas.) 427.0 feet (map); thence North  $74^{\circ} 22' 47''$  West a distance of 271.01 feet to the point of beginning; thence continue along last described course a distance of 50.0 feet to the Easterly right of way line of U.S. Highway No. 31 (200' ROW); thence South  $15^{\circ} 39' 02''$  West along said ROW line, a distance of 199.57 feet; thence leaving said Right of Way line, South  $74^{\circ} 22' 47''$  East a distance of 50.0 feet; thence North  $15^{\circ} 39' 02''$  East, a distance of 199.57 feet to the point of beginning.