

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)
COUNTY OF SHELBY)

GRANTEE'S ADDRESS:
Willie T. Clark
109 Chestnut Drive
Alabaster, AL 35007

20051206000631470 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/06/2005 02:05:17PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Six Thousand Nine Hundred and no/100ths (\$206,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Michael G. Kroth and wife, Tina J. Kroth (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Willie T. Clark, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

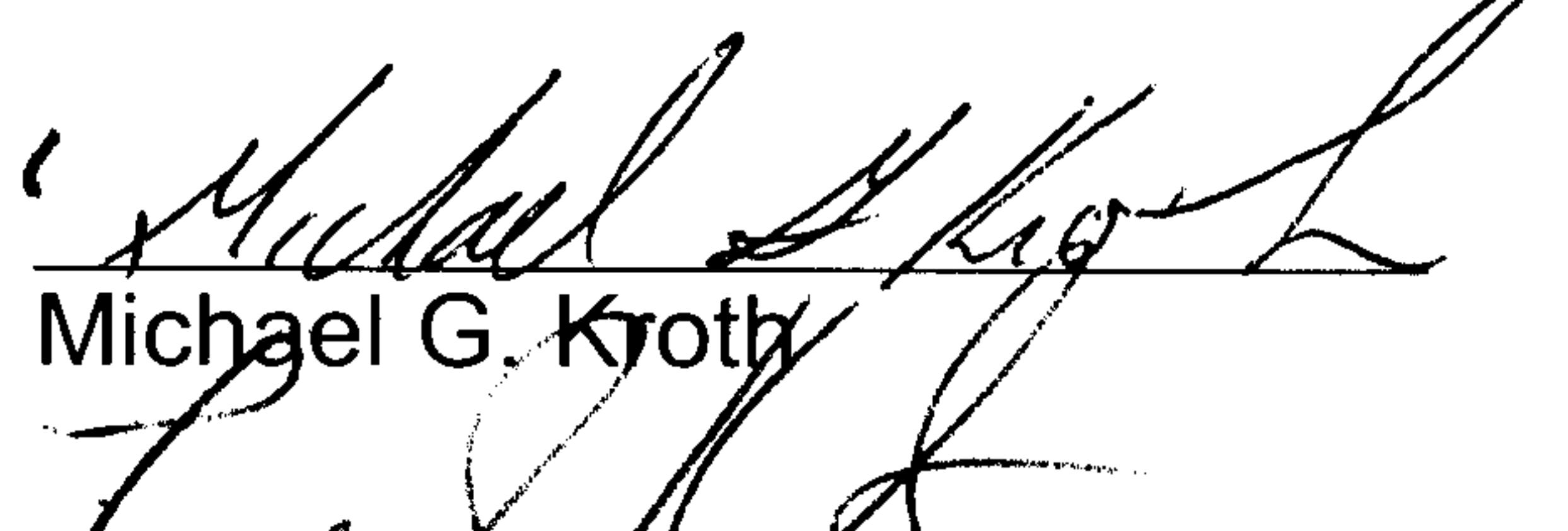
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$213,727.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 2nd day of December, 2005.


Michael G. Kroth

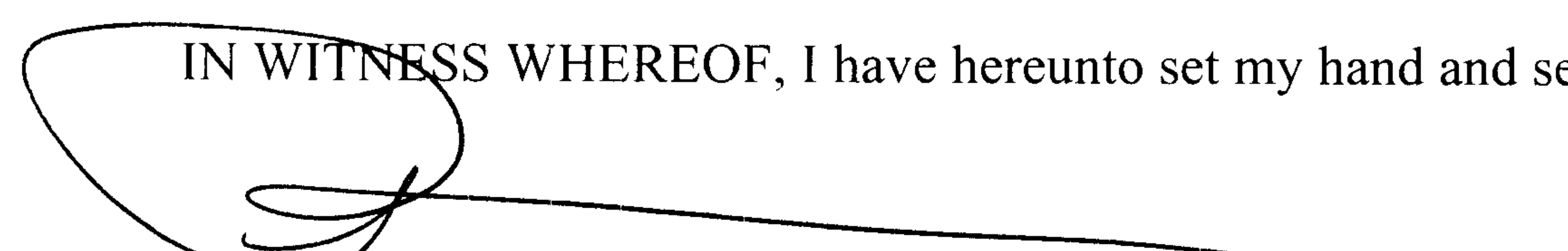
Tina J. Kroth

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael G. Kroth and wife, Tina J. Kroth 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 Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of December, 2005.


NOTARY PUBLIC
My Commission Expires: 2-20-07

PEGGY L. MANN
COMMISSION EXPIRES FEB. 20, 2007

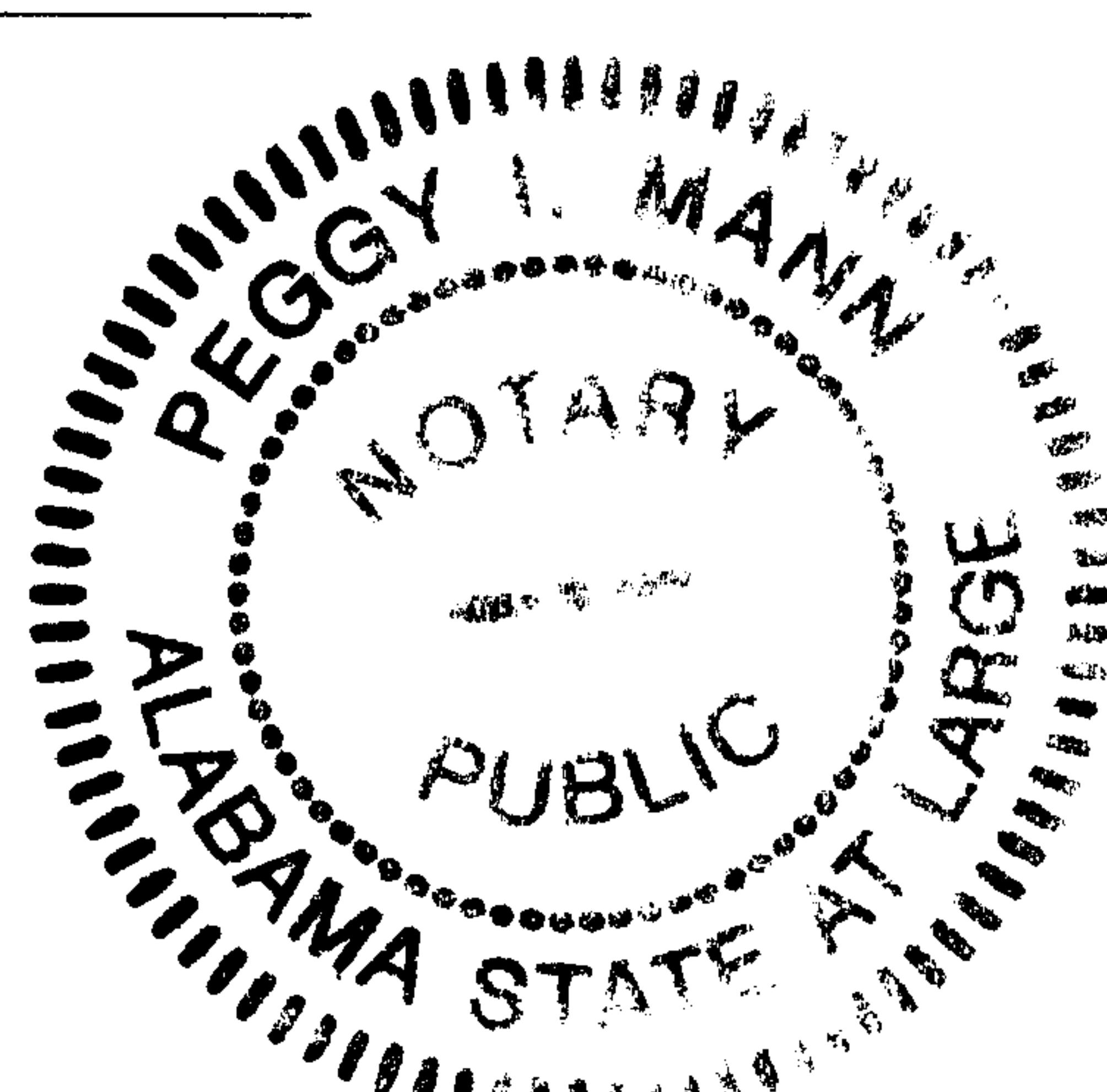


Exhibit "A"

2005120600631470 2/2 \$15.00
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Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Northerly along the West line of said 1/4-1/4 for a distance of 312.67 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 175.35 feet; thence turn an angle to the right of 109 degrees 51 minutes 58 seconds for a distance of 852.89 feet to the Westerly right of way of Chestnut Drive; thence turn an angle to the right of 112 degrees 01 minutes 27 seconds and run along said right of way for a distance of 180.0 feet; thence turn an angle to the right of 50 degrees 37 minutes 40 seconds for a distance of 6.16 feet; thence turn an angle to the right of 17 degrees 38 minutes 57 seconds for a distance of 719.94 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

