

*Shelby Co*



20051227000662670 1/3 \$274.00  
Shelby Cnty Judge of Probate, AL  
12/27/2005 11:15:55AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

**SEND TAX NOTICE TO:**

Jon M. Turner, Jr.  
TURNER & ASSOCIATES, LLC  
Attorneys at Law  
2101 Highland Avenue, Suite 200  
Birmingham, Alabama 35205

**MADISON RUN RESOURCES, LLC**  
**1331 H Street, NW, 12th Floor,**  
**Washington, DC 20005**

STATE OF ALABAMA              )  
COUNTY OF SHELBY              )

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of **ONE MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,300,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, I/we, **JOHNNY L. JONES AND VICKIE M. JONES, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MADISON RUN RESOURCES, L.L.C.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY ALABAMA**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

**SUBJECT TO:**

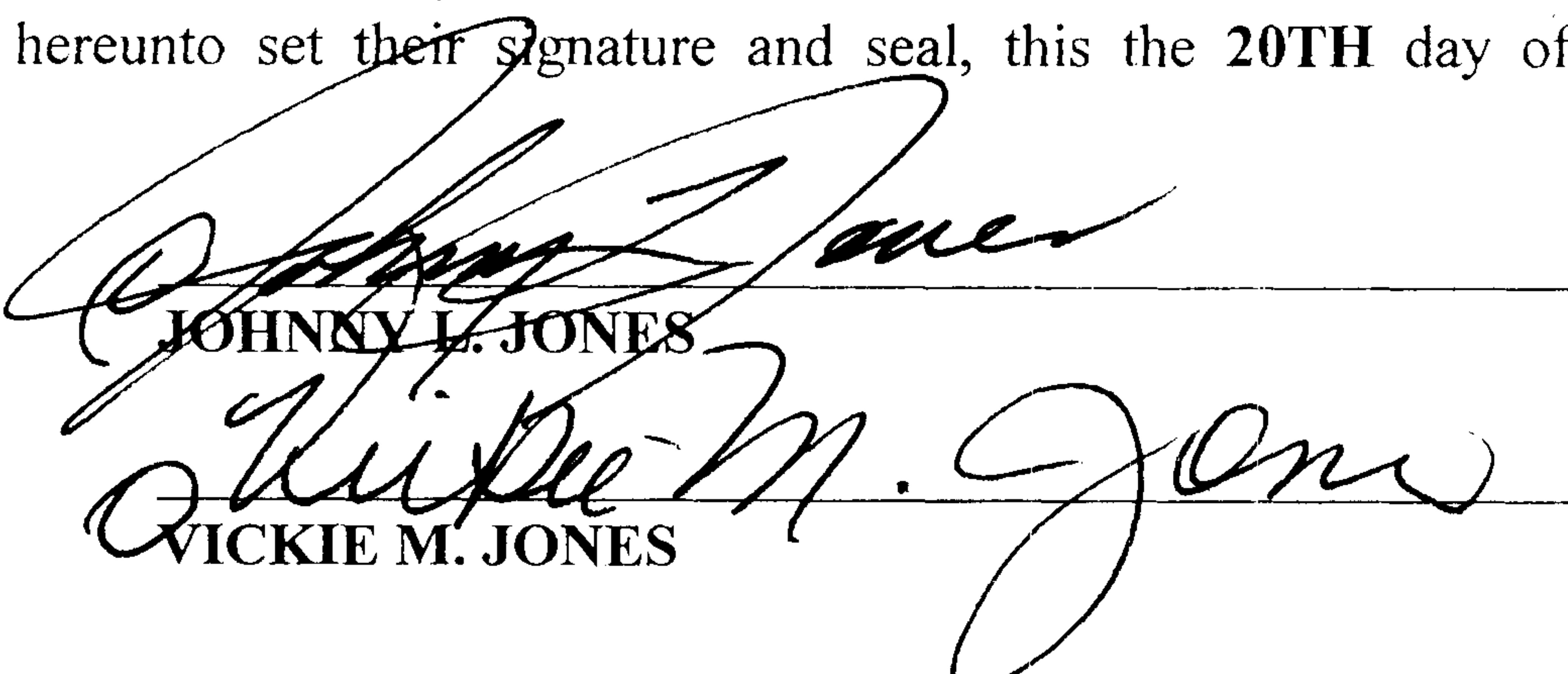
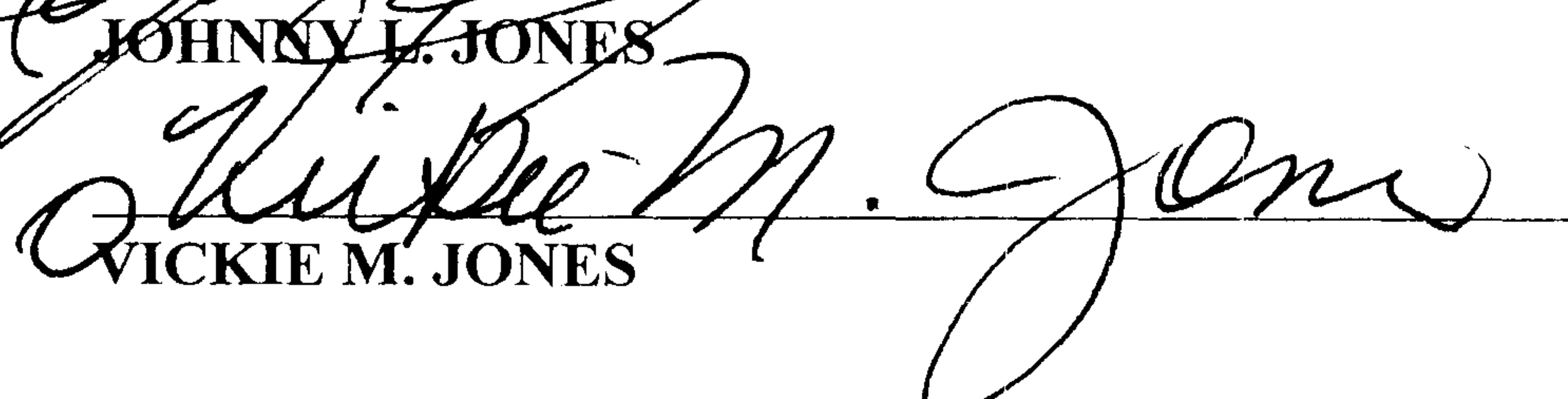
1. Subject to the taxes for the year beginning October 1, 2005, which constitutes a lien, but are not yet due and payable until October 1, 2006.
2. Permits to Alabama Power Company as recorded in Deed Book 108, page 379, Deed Book 171, Page 41, Deed Book 208, Page 610 and Deed Book 245, Page 128.
3. All easements, restrictions, covenants and right of ways of record.

\$1,040,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEEES, 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 GRANTEE, his, her, or their heirs and assigns, that 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JOHNNY L. JONES AND VICKIE M. JONES, HUSBAND AND WIFE** have hereunto set their signature and seal, this the **20TH** day of **DECEMBER, 2005**.

  
JOHNNY L. JONES  
  
VICKIE M. JONES



20051227000662670 2/3 \$274.00  
Shelby Cnty Judge of Probate, AL  
12/27/2005 11:15:55AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, hereby certify that **JOHNNY L. JONES AND VICKIE M. JONES, HUSBAND AND WIFE** 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 this the **20TH** day of **DECEMBER, 2005**.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 01/23/58



20051227000662670 3/3 \$274.00  
Shelby Cnty Judge of Probate, AL  
12/27/2005 11:15:55AM FILED/CERT

#### EXHIBIT A

A parcel of land located in the SE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of said Section 12; thence North 89°37'43" East along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 1,091.42 feet (map) to the point of beginning; thence continue along last described course a distance of 434.72 feet to a point on the Westerly right of way line of U.S. Highway No. 31 (200 feet right of way); thence North 25°07'07" along said right of way line a distance of 496.98 feet to its intersection with the Southerly right of way line of Welborn Street; thence North 89°38'26" West along said Welborn Street right of way line a distance of 478.62 feet to a point lying on the centerline of abandoned Old Montgomery Highway Right of Way; thence along said centerline of abandoned Right of Way Line, South 20°07'43" West a distance of 485.45 feet to the point of beginning.

Shelby County, AL 12/27/2005  
State of Alabama

Deed Tax:\$260.00