45,00

20060113000022200 1/1 \$16.00 Shelby Cnty Judge of Probate, AL 01/13/2006 11:30:10AM FILED/CERT

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Frank Corley Ellis, III/Shannon Kilgore
P O Box 1177
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and no/00 Dollars (\$1.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Frank C. Ellis, III, a unmarried man, as to an undivided one-half interest and Shannon Kilgore, a married man, as to an undivided one-half interest, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, West College Investors, LLC, a Alabama Limited Liability Company, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the NE ¼ of the SW ¼ of Section 26, Township 21 South, Range 1 West, Columbiana, Shelby County, Alabama and run thence South along the West line of said ¼ - ¼ Section a distance of 1,238.19 feet to a point on the South margin of Shelby County Highway No. 70 & 26 (West College Street); thence turn 99 deg. 12 min. 00 sec. left and run 446.00 feet to the point of beginning of the property being described; thence continue along last described course 100.09 feet to a point; thence turn 90 deg. 05 min. 10 sec. right and run Southerly 200.35 feet to a point; thence turn 90 deg. 06 min. 51 sec. right and run Westerly 99.79 feet to a point; thence turn 89 deg. 47 min. 59 sec. right and run Northerly 200.00 feet to the point of beginning. Situated in the NW ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

This property constitutes no part of the homestead of the grantors or their respective spouses.

TO HAVE AND TO HOLD to the said grantee, 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 Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of 2006.

Frank C. Ellis, III

STATE OF ALABAMA

SHELBY COUNTY

Skannon Kilgore

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, III and Shannon Kilgore, 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 13th day of Jan, 2006.

Notary Public

My Commission Expires: 10-(9-08