

20060802000372820 1/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
08/02/2006 01:54:24PM FILED/CERT

406414  
WE McCracken Group Inc  
55530 Hwy 25  
Vandiver, AL 35116

THE STATE OF ALABAMA )  
COUNTY OF SHELBY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred twenty-seven thousand five hundred and No/100 DOLLARS, (\$227,500.00) and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged I, Ronald D. Kittinger a(n) un married man, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL AND CONVEY unto W. E. McCracken Group, Inc., (herein referred to as GRANTEE), its, successors and assigns in fee simple, the following described real estate situated in the County of SHELBY, and State of Alabama, to-wit:

See Exhibit A

This conveyance is made subject to:

1. Covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record.
2. OIL, GAS AND MINERAL LEASE SHOWN IN DEED BOOK 337, PAGE 887 AND DEED BOOK 325, PAGE 379.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN INSTRUMENT #1994-27987 (PARCEL II) AND INSTRUMENT #1994-30256 (PARCEL III)
4. Taxes not yet due and payable.

The grantors herein warrant that the land conveyed is not their homestead nor is it the homestead of their spouses, if married.

\$147,875.00 of the purchase price herein was paid from a mortgage filed simultaneously with the deed.

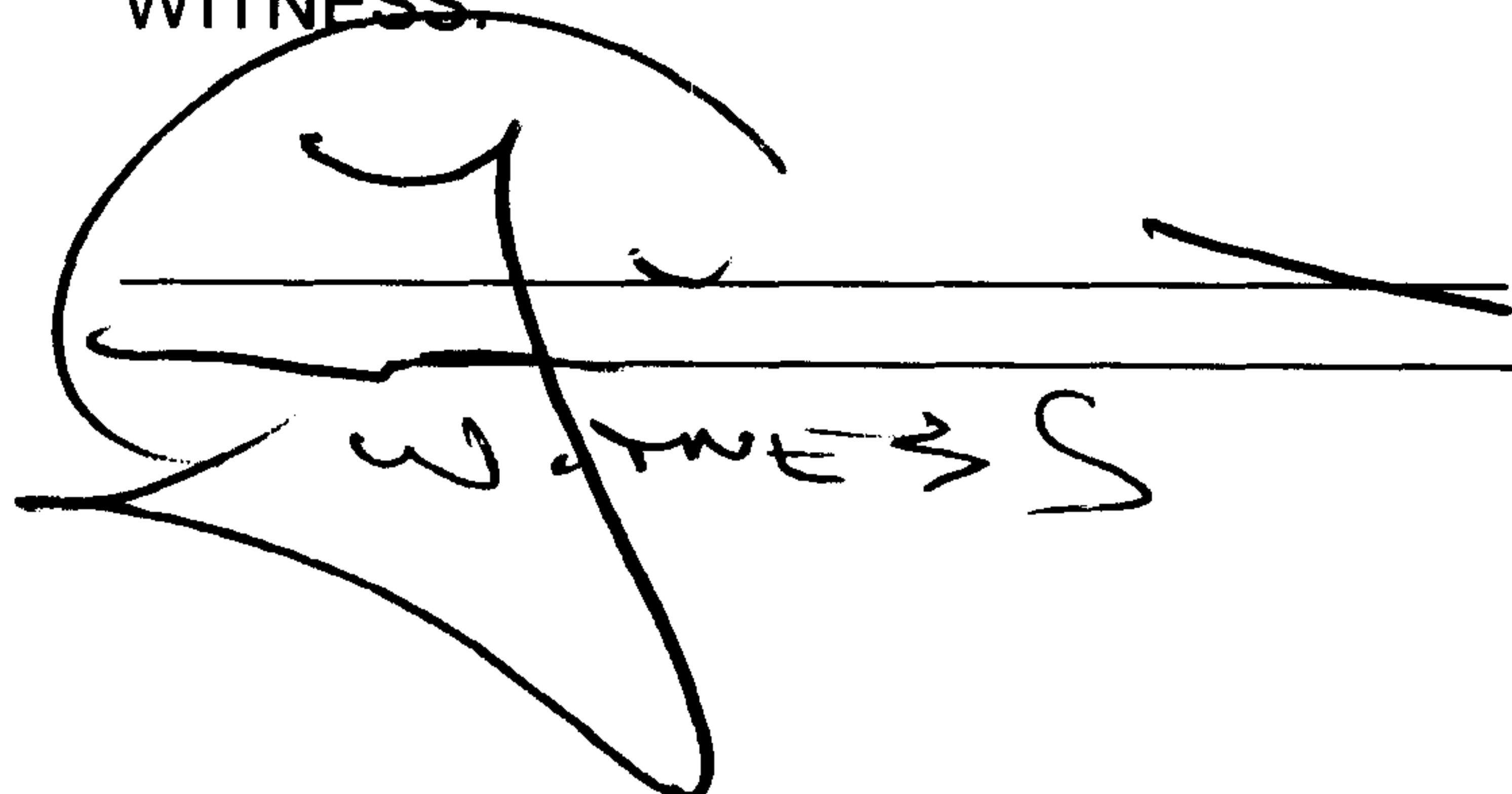
**THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.**

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, its successors and assigns FOREVER.

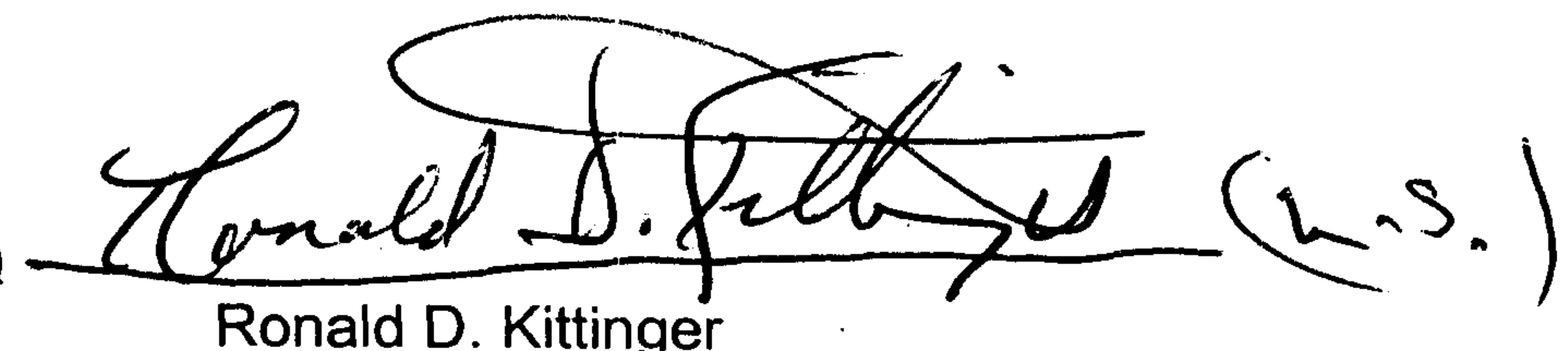
And GRANTORS do covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEES, its successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the \_\_\_\_ day of July 2006.

WITNESS:

  
WITNESS

(LS)

  
Ronald D. Kittinger

Shelby County, AL 08/02/2006  
State of Alabama

Deed Tax: \$80.00

20060802000372820 2/3 \$97.00  
Shelby Cnty Judge of Probate, AL  
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THE STATE OF ALABAMA     )  
COUNTY OF SHELBY        )

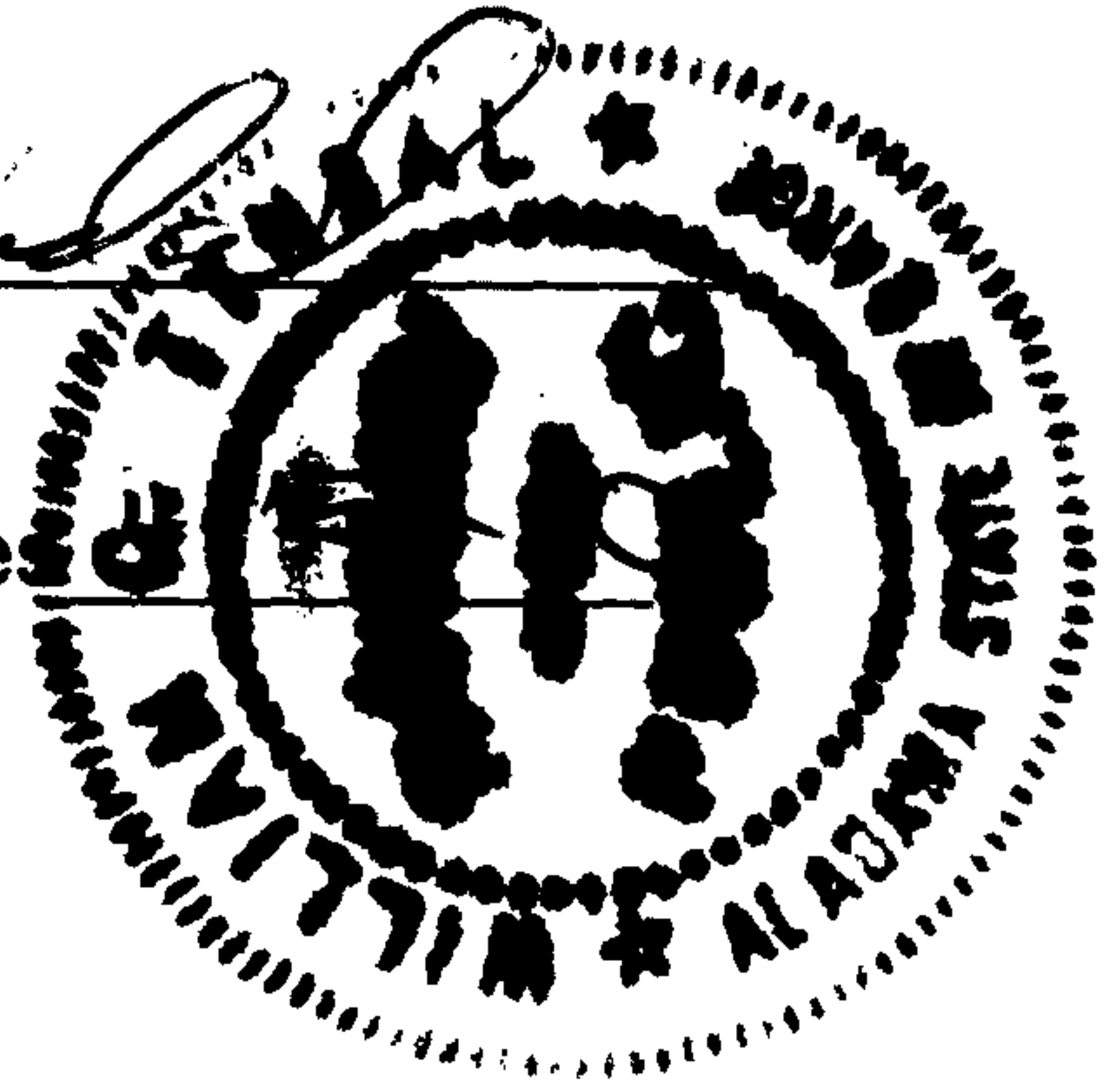
I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Ronald D. Kittinger, whose name is signed to the foregoing and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of July 2006.

SEAL

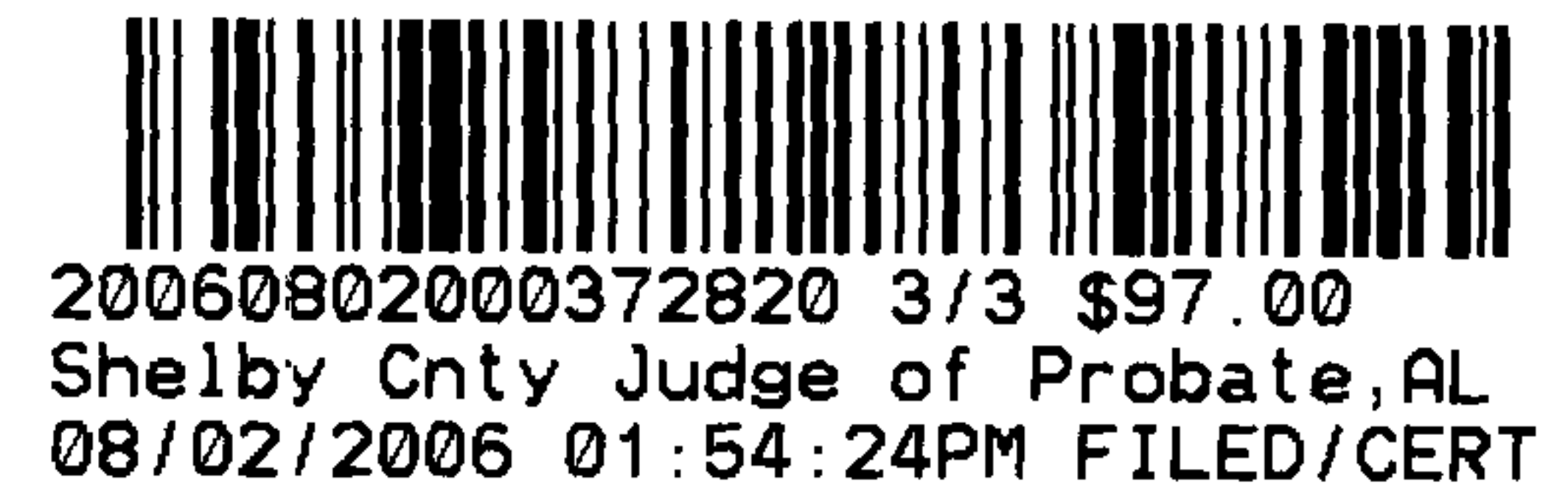
\_\_\_\_\_

*Walter J. [Signature]*  
Notary Public  
My Commission Expires



THIS INSTRUMENT PREPARED BY:  
Paul Esco  
Esco & Benson, LLC  
547 South Lawrence Street  
Montgomery, Alabama 36104





**EXHIBIT "A"**

**PARCEL I**

**PART OF THE E ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NE CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 10, GO NORTH 87 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID ¼-¼ SECTION FOR 651.96 FEET TO THE NW CORNER OF THE E ½ OF THE SE ¼ OF THE NW ¼ OF SECTION 10; THENCE SOUTH 00 DEGREES 09 MINUTES 54 SECONDS WEST ALONG THE WEST BOUNDARY OF THE E ½ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 10 FOR 400 FEET TO THE NORTH BOUNDARY OF ALABAMA HIGHWAY NO. 25; THENCE NORTH 72 DEGREES 11 MINUTES 10 SECONDS EAST ALONG THE NORTH BOUNDARY FOR 186.17 FEET; THENCE NORTH 67 DEGREES 53 MINUTES 34 SECONDS EAST ALONG SAID NORTH BOUNDARY FOR 279.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35 DEGREES 16 MINUTES 33 SECONDS AND A RADIUS OF 360.00 FEET; THENCE EASTERLY ALONG SAID CURVE FOR 221.64 FEET TO THE EAST BOUNDARY OF SAID ¼-¼ SECTION; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS WEST ALONG SAID EAST BOUNDARY FOR 188.97 FEET TO THE POINT OF BEGINNING.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

**PARCEL II**

**A PARCEL OF LAND SITUATED IN THE E ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NE CORNER OF THE E ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 10 GO SOUTH 00 DEGREES 19 MINUTES 56 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID ¼-¼-¼ SECTION FOR 1214.89 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 51 SECONDS WEST FOR 675.29 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 21 SECONDS EAST FOR 1289.86 FEET TO THE NORTH BOUNDARY OF SAID SECTION 10; THENCE SOUTH 87 DEGREES 41 MINUTES 21 SECONDS EAST ALONG SAID NORTH BOUNDARY FOR 661.67 FEET TO THE POINT OF BEGINNING.**

**PARCEL III**

**THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.**