This Instrument Was Prepared By: Christopher R. Smitherman, Attorney At Law Law Offices of Christopher R. Smitherman, LLC Post Office Box 261 Montevallo, Alabama 35115 (205) 665-4357

Send Tax Notice: Highway 31 Commercial Park, LLC 170 JENN, PERS COVE MONTEVANO, AL 35115

> 20060828000420760 1/3 \$168.00 Shelby Cnty Judge of Probate, AL 08/28/2006 08:58:14AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lorene Falkner, a Married person, and Ramona B. Klinner, a Married person, and Samuel E. Bristow, a married person, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Highway 31 Commercial Park, LLC, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A.

Subject to all items of record and to the items referenced on the survey of Reynolds Survey Co., Inc. dated the 2nd day of August, 2006: the utility line running north and south along eastern corner of the subject property.

Note: This property does not constitute homestead property for the Grantors. Lorene Falkner and Lorene J. Falkner are one and the same person.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 4th day of August, 2006.

GRANTORS

Lorene Falkner

By: Jefferson D. Falkner, as Durable

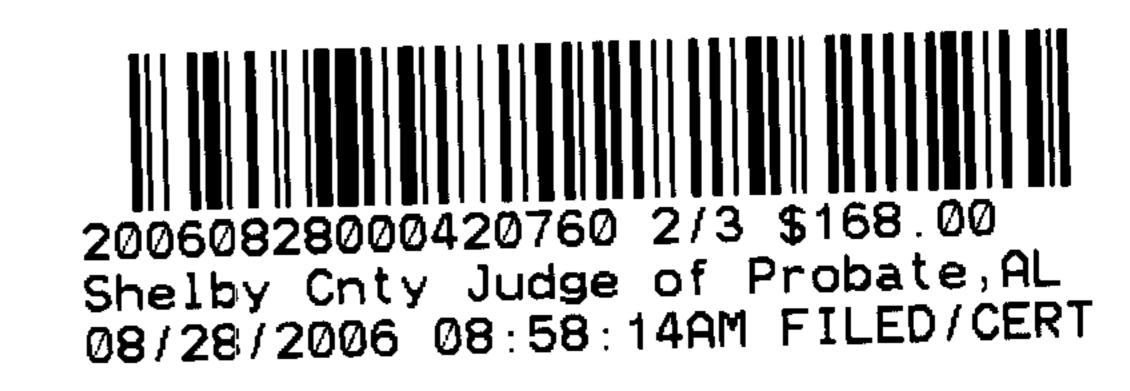
Power of Attorney for Lorene J. Falkner (as recurded 200505050500215310 Shelby Gunty Arbeite Gut)

Enteres sas POA for Lamona Bll

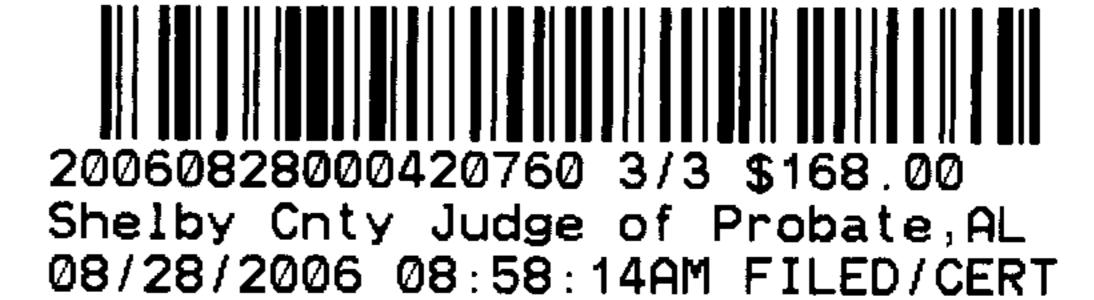
By: Samuel E. Bristow, as Durable

Power of Attorney for Ramona B. Klinner

(as recorded 20060804000987860) Shelby County Probete Court



STATE OF ALABAMA SHELBY COUNTY) ACKNOWLEDGMENT)
I, <u>Elizabeth S. Smitherman</u> , a Notary Public for the State at Large, hereby certify that the above posted name, <i>Samuel E. Bristow</i> , which is signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.	
GIVEN UNDER MY HAND of August, 2006.	AND OFFICIAL SEAL OF OFFICE on this the 4th day NOTARY PUBLIC
STATE OF ALABAMA	My Commission Expires: <u>お-ル</u> -ひつ
SHELBY COUNTY) ACKNOWLEDGMENT)
that Jefferson D. Falkner, Sr. as Falkner, Sr.	NOTARY PUBLIC My Commission Expires: 10-11-07
SHELBY COUNTY) ACKNOWLEDGMENT
that Samuel E. Bristow as Power of foregoing Deed, and who is known being informed of the contents of Attorney executed the same volun	a Notary Public for the State at Large, hereby certify of Attorney for Ramona B. Klinner is signed to the n to me, acknowledged before me on this day that, the Deed, he, in his capacity as such Power of starily on the day the same bears date. AND OFFICIAL SEAL OF OFFICE on this the 4th day NOTARY PUBLIC My Commission Expires:



Shelby County, AL 08/28/2006 State of Alabama

Deed Tax:\$150.00

EXHIBIT A

1

A parcel of land located in the SW ¼ of the SE ¼ of Section 9, Township 22 South, Range 2 West, more particularly described as follows: Commence at the SE corner of the NW ¼ of the SE ¼ of said Section 9; thence 88 degrees 43 minutes 18 seconds left from the East line of said NW ¼ of the SE ¼ in a westerly direction a distance of 652.21 feet; thence an interior angle to the right of 90 degrees 08 minutes 58 seconds in a southerly direction a distance of 42.17 feet to an iron pin found said point being the Point of Beginning; thence an exterior angle to the right of 179 degrees 07 minutes 06 seconds from the last described course and continue in a southerly direction a distance of 290.85 feet to an iron pin found, being 39.3 feet, more or less North of the centerline of pavement of Whippoorwill (Drive)(Lane); thence an interior angle to the left from the last described course of 90 degrees 30 minutes 56 seconds in a westerly direction a distance of 368.66 feet to an iron pin found, being 130.4 feet, more or less, East of the centerline of pavement of U.S. Highway No. 31; thence an interior angle to the left of 85 degrees 12 minutes 32 seconds in a northeasterly direction a distance of 276.97 feet to an iron pin found being 131.0 feet, more or less, East of the centerline of pavement of U.S. Highway No. 31; thence an interior angle to the left of 97 degrees 13 minutes 54 seconds in an easterly direction a distance of 348.46 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey or Robert Reynolds, Al. Reg. No. 25657, dated August 2, 2006.