

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW BY ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **Fifteen Thousand (\$15,000.00) Dollars** and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Jack L. Harrison, Jr., an unmarried man** (herein referred to as grantor), hereby grant, bargain, sell, and convey to **Mark McLaughlin, a married man** (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast Corner of the SE1/4 of the SW1/4 of Section 21, Township 19 South, Range I East, Shelby County, Alabama. and proceed N 89°59'04"W along the North boundary of said 1/4—1/4 for a distance of 420.12 feet to the POINT OF BEGINNING or herein described parcel of land; thence S 0 degrees 09'13"E 155.79 feet; thence S 89 degrees 08'29"W 279.63 feet; thence N 0 degrees 09'13"W 155.79 feet; thence N 89 degrees 08'29"E 279.63 feet, back to the POINT OF BEGINNING, containing 1.0 acres.

The above described parcel of land is subject to an 25 feet Easement being more particularly described as follows: Commence at the Northeast Corner of the SE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and proceed N 89degrees 59'04"W along the North boundary of said 1/4—1/4 for a distance of 420.12 feet; thence S 0 degrees 09'13"E 155.79 feet; thence S 89 degrees 8'29"W 254.63 feet to the POINT OF BEGINNING OF EASEMENT; thence S 0 degrees 09'13"E along the East boundary of sold easement for a distance of 1108.17 feet to point on the North right—of—way boundary of Old Highway 260; thence S 69degrees 50'47"W along right—of—way boundary of sold road for a distance of 25.00 feet; thence N 0 degrees 09'13"W along West boundary of said easement for a distance of 1108.17 feet; thence N 89 degrees 08'29"E for a distance of 25.00 feet back to the POINT OF BEGINNING OF EASEMENT.

The above described parcel of land and easement are located in the SE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range I East, Shelby County, Alabama.

TITLE NOT EXAMINED AND NO SURVEY REQUIRED BY AGREEMENT OF GRANTOR AND GRANTEE.

TO HAVE AND TO HOLD to said GRANTEE Forever in fee simple, jointly for their lives and to the survivor thereof, in fee simple and to the heirs and assigns for said grantee forever, together with every contingent remainder and right of reversion.

And We do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal, this 8 day of September, 2006.

Jack L. Harrison Jr
Jack L. Harrison, Jr. (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JACK L. HARRISON, JR., whose name is signed to the foregoing conveyance, 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 8th day of September A.D.,
2006.

Susan Hill
Notary Public
My Commission Expires
January 3, 2009.

AFFIDAVIT

20060914000458180 3/3 \$32.00
Shelby Cnty Judge of Probate, AL
09/14/2006 03:09:18PM FILED/CERT

COUNTY OF SHELBY)

STATE OF ALABAMA)

COMES NOW, JACK L. HARRISON, JR., being duly sworn, states as follows:

1. I am Jack L. Harrison, Jr., and I am at least eighteen years old;
2. I am the sole owner of the property, described on the attached deed;
3. I am selling the property described on the attached deed to Mark McLaughlin, free and clear of any liens or attachments; and
4. That there are no mortgages owed nor are there any liens against this property described on the attached deed;

Sworn to and Subscribed to Me This

Date: September 8, 2006

Susan Hill Hill

Notary Public

*My Commission Expires
January 3, 2009.*

Jack L. Harrison, Jr.
JACK L. HARRISON, JR.

Shelby County, AL 09/14/2006
State of Alabama

Deed Tax: \$15.00