This instrument was prepared by: Michael T. Atchison, Attorney at Law, Inc. 101 West College Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

Send Tax Notice To:

Tyler Brent Nix 26919 Hwy 145 Wilsonville, AL 35186

20061018000514720 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 10/18/2006 08:55:07AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Thirty Five Thousand dollars and Zero cents (\$35,000.00) to the undersigned grantor, Yarbrough Living Trust a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Tyler Brent Nix (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them 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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$33,164.61 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of October, 2006.

ATTEST:	Yarbrough Living Trust
	By: Zeland arlend Trustee
, Secretary	Distre-
STATE OF	

COUNTY OF

UNTY OF

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that whose name as Project of Yarbrough Living Trust, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 10th Oat Doug

Notary Public'

EXHIBIT A

PARCEL A-2:

A parcel of land lying in the SW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of said Section 23; thence run South 00 degrees 09 minutes 59 seconds West a distance of 2641.42 feet to a found iron pin at the NW corner of said SW 1/4 and the point of beginning; thence run South 87 degrees 55 minutes 47 seconds East a distance of 471.31 feet to a found iron pin; thence run South 29 degrees 55 minutes 26 seconds West along the Northwesterly right of way of State Highway 145 a distance of 413.49 feet to a 1/2-inch rebar set; thence run North 60 degrees 04 minutes 34 seconds West a distance of 306.20 feet to a 1/2-inch rebar set; thence run North 00 degrees 09 minutes 59 seconds East a distance of 222.65 feet to the point of beginning.

20061018000514720 2/2 \$16.00 20061018000514720 ef Probate, AL Shelby Cnty Judge of Probate, The Shelby Cnty Judge of FILED/CERT

Shelby County, AL 10/18/2006 State of Alabama Deed Tax: \$2.00