## ALL CONSIDERATION BEING PAID BY THE MORTGAGE. INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by Mitchell A. Spears
P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102 205/665-5076 Send Tax Notice to: S& W Real Estate, L.L.C.

(Address) 840 Main Street

Montevallo, AL 35115

MINIMUM VALUE: \$50,000.00

Warranty Deed

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

20061106000544900 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 11/06/2006 03:42:22PM FILED/CERT

FORTY THOUSAND DOLLARS (\$40,000.00) That in consideration of ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE

CONSIDERATION, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, M. SCOTT RENEAU, (a/k/a SCOTT RENEAU) and wife, DONNA W. RENEAU (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto S & W REAL ESTATE, L.L.C., (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

## PARCEL I

A parcel of land in the SW ¼ of the NE ¼ of Section 21, Township 22 South, Range 2 West; more particularly described as follows:

Commence at the intersection of the centerline of tracks of the CSX Transportation Railroad Main Line and the Norfolk Southern Railroad Main Line in the Town of Calera, Alabama and run thence westerly along the centerline of said Norfolk Southern track a distance of 559.51 feet to the intersection of said track with the centerline of Highway No. 31; thence turn 119 deg. 59 min. 40 sec. right and run northerly along the centerline of said Highway 31 a distance of 645.19 feet to a point; thence turn 89 deg. 59 min. 44 sec. right and run easterly a distance of 39.83 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 173.03 feet to a steel pin corner on the west right of way line of the CSX Railroad Spur Line right of way in a curve to the left; thence turn 114 deg. 59 min. 06 sec. right to chord and run southwesterly along the chord of said curve a chord distance of 235.00 feet to a steel pin corner on the same said west line of same said right of way; thence turn 60 deg. 11 min. 13 sec. right from chord and run westerly a distance of 81.55 feet to a steel pin corner of the east margin of Highway No. 31; thence turn 96 deg. 46 min. 49 sec. right and run northerly along said margin of said highway a distance of 220.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1996-37325.

## PARCEL II

Commence at the NW corner of the NE ¼ of NW ¼ of Section 26, Township 21 South, Range 1 West; thence run South along the West line of said ¼-1/4 section a distance of 1238.19 feet to the South R.O.W. line of Alabama State Highway 70; thence turn an angle of 99 degrees 12 minutes to the left and run along said R.O.W. line a distance of 657.19 feet to the point of beginning; thence continue in the same direction along said R.O.W. line a distance of 105.00 feet; thence turn an angle of 100 degrees 49 minutes to the right and run a distance of 186.80 feet; thence turn an angle of 83 degrees 45 minutes to the right and run a distance of 103.42 feet; thence turn an angle of 96 degrees 15 minutes to the right and run a distance of 178.40 feet to the point of beginning. Situated in the E ½ of the NW ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 1998-22049.

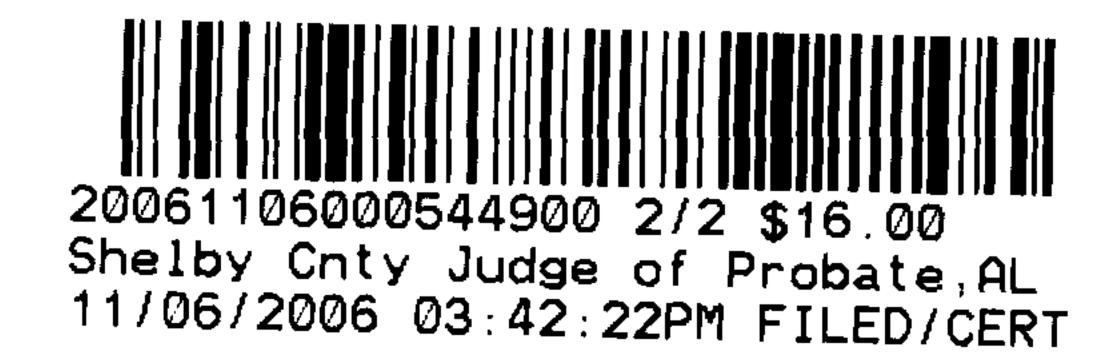
## PARCEL III

Commence at the southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2079.16 feet to the point of beginning; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the easterly right of way of U.S. Highway 31; thence North 23 degrees 11 minutes 7 seconds West along said right of way a distance of 130.39 feet; thence North 27 degrees 0 minutes 43 seconds West along said right of way a distance of 160.85 feet; thence North 89 degrees 58 minutes 13 seconds East and leaving said right of way a distance of 230.94 feet; thence South 0 degrees 0 minutes 7 seconds East a distance of 263.28 feet to the point of beginning.

Shelby County, AL 11/06/2006 State of Alabama

Deed Tax:\$1.00

Regions Bunt



70 foot Ingress & Egress and Utility Easement:

Commence at the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2079.16 feet to the point of beginning of the southerly line of a 70 foot ingress, egress, and utility easement lying 70 foot north of and parallel to described line; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the easterly right of way of U.S. Highway 31 and the end of said easement.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2003-0922000637270.

M. SCOTT RENEAU IS ONE AND THE SAME PERSON AS SCOTT RENEAU, AND, AT TIMES IN THE PAST, HAS USED SAID NAMES, INTERCHANGEABLY.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their, or its heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her, their, or its heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her, their, or its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have he	ereunto set my (our) hand(s) and seal(s), this 24 th day of
	M. SCOTT RENEAU
	Donna W Reneau
	DONNA W. RENEAU
STATE OF ALABAMA )	
COINTY OF CHEIDY	

COUNTROP SHELDT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M. SCOTT RENEAU and wife, DONNA E. RENEAU, whose names 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, 

Notary Public

My commission expires: