20070105000007710 1/2 $464.00
Shelby Cnty Judge of Probate,AL
01/05/2007 03:58:23PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA **JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE MILLION SEVEN HUNDRED NINETY NINE THOUSAND & 00/100------ ($1,799,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, EDWARD W. DOBSON AND KATHERINE B. DOBSON, HUSBAND AND WIFE, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto MAGNOLIA CREEK REALTY, LLC, herein referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for legal description.

$1,349,250.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2006, are a lien, due and payable but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 29th day of December, 2006.

Katherine B. Dobson
KATHERINE B. DOBSON

Edward W. Dobson
EDWARD W. DOBSON
BY: Katherine B. Dobson AIF
KATHERINE B. DOBSON, AIF

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that KATHERINE B. DOBSON INDIVIDUALLY AND AS ATTORNEY IN FACT FOR EDWARD W. DOBSON, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they in his/her capacity as such attorney in fact and with full authority executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 29TH day of December, 2006.

My Commission Exp.: CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

Notary Public

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
MAGNOLIA CREEK REALTY, LLC

Shelby County, AL 01/05/2007
State of Alabama

Deed Tax:$450.00

20070105000007710 2/2 $464.00
Shelby Cnty Judge of Probate,AL
01/05/2007 03:58:23PM FILED/CERT

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the NE ¼ of the NE ¼ of Section 23, Township 20 South, Range 1 West Shelby County, Alabama described as follows: From the Northwest corner of the NE ¼ of NE ¼ of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the North boundary of said NE ¼ of NE ¼ a distance of 1326.15 feetto the Northeast corner thereof; thence turn 92 deg. 36 min. 52 sec. right and run along the East boundary of said NE ¼ of NE ¼ a distance of 1335.18 feet to the Southeast corner thereof; thence turn 87 deg. 33 min. 15 sec. right and run 597.26 feet alongthe South boundary of said NE ¼ of NE ¼ to a point on the Northerly boundary of Crenshaw Swamp Road; thence turn 45 deg. 25 min. 14 sec. right and run 106.93 feet along said road boundary and the following courses: 08 deg. 48 min. 40 sec. left for 187.07 feet; 04 deg. 31 min. 41 sec. left for 103.66 feet; 11deg. 04 min 29 sec. left for 153.54 feet; 08 deg. 41 min., 10 sec. right for 114.16 feet; thence turn 05 deg. 57 min. 25 sec. right and run 188.18 feet along said road boundary to a point on the West boundary of a aforementioned NE ¼ of NE ¼; thence turn 56 deg. 48 min. 05 sec. right and run 866.81 feet to the point of beginning of herein described parcel of land.

Subject to 60.0 foot private road easement to wit: From the Northwest corner of the NE¼ of NE ¼ of Section 23, Township 20 South, Range 1 West, run thence East along the North boundary of said NE ¼ of NE ¼ a distance of 8.83 feet to the point of beginning of the centerline of said 60.0 feet easement; thence turn 91 deg. 04 min. 31 sec. right and run 144.70 feet along said easement centerline of the following courses: 00 deg. 56 min. 45 sec. right for 91.31 feet; 08 deg. 30 min. 02 sec. right for 88.95 feet; 04 deg. 53 min. 10 sec. right for 101.00 feet; 06 deg. 23 min. 05 sec. left for 80.39 feet 05 deg. 48 min. 17 sec. left for 241.68 feet; thence turn 16 deg. 00 min., 55 sec. right and run 120.21 feet along said easement centerline to a point of termination in the center of Crenshaw Swamp Road. All being situated in Shelby County, Alabama.

Also, all that part of the NW ¼ of NE ¼ of Section 23, Township 20 South, Range 1 West lying West of the West line of the NE ¼ of the NE ¼ and east of the above described 60 foot private road easement and north of Crenshaw Road.