

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

John R. Saunders
7512 Highway 55
Wilsonville, AL 35186

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Two million nine hundred thousand and no/100 dollars (\$2,900,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Donald R. Pate, Jr., an unmarried man** (herein referred to as Grantor) does grant, bargain, sell and convey unto **John R. Saunders** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the northeast corner of the southeast quarter of the southwest quarter of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence N 87°20'48" W along the north line of said quarter-quarter a distance of 1195.86 feet to a found rebar corner on the southeast margin of Shelby County Highway No. 55; thence run S 25°51'11" W along said margin of said highway 267.52 feet to a point; thence run S 28°27'23" W 180.97 feet to a point; thence run S 28°24'26" W 291.78 feet to a point; thence run S 29°22'31" W 66.27 feet to a set rebar corner; thence run S 40°16'12" E 614.17 feet to a set rebar corner; thence run S 71°43'28" E 634.95 feet to a set rebar corner; thence run S 44°47'35" E 264.40 feet to a set rebar corner; thence run S 30°29'59" E 141.74 feet to a set rebar corner; thence run S 12°48'47" E 287.37 feet to a set rebar corner; thence run S 31°01'51" W 193.09 feet to a set rebar corner; thence run S 61°57'20" W 590.25 feet to a set rebar corner; thence run N 54°07'07" W a distance of 814.65 feet to a set rebar corner; thence run N 59°12'06" W 587.71 feet to a set rebar on the southeasterly margin of Shelby County Highway No. 55; thence run N 20°19'13" E along said margin of said highway 283.14 to a point; thence run N 26°07'16" E along said margin 225.52 feet to a point; thence run N 30°43'06" E along said margin of highway 55 a distance of 378.53 feet to a point; thence run N 29°22'31" E along said margin 147.87 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

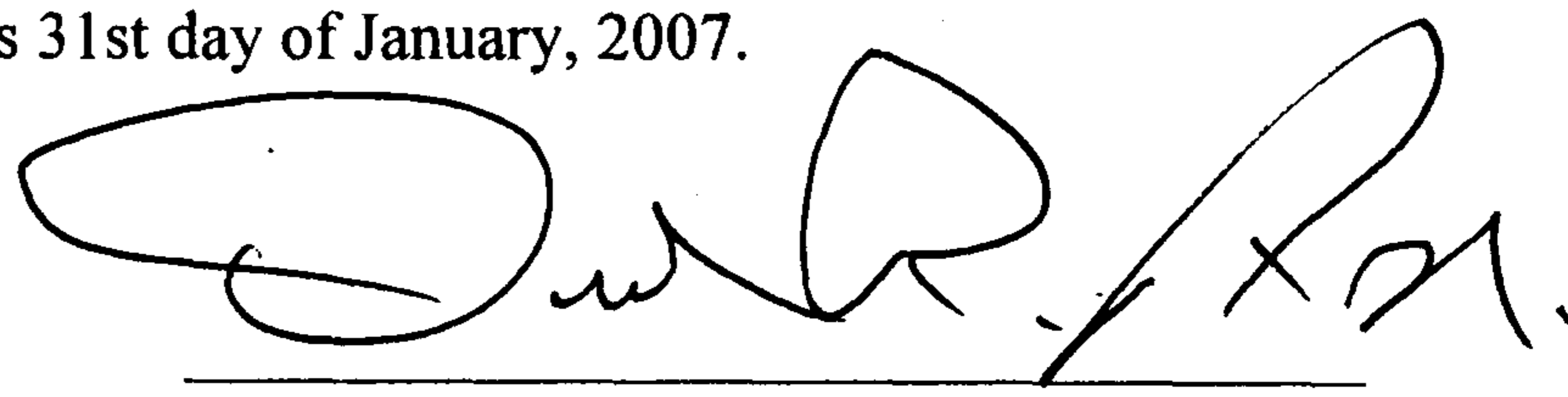
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$1,943,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
\$667,000.00 of the purchase price recited above was paid from a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this 31st day of January, 2007.



Donald R. Pate, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Donald R. Pate, Jr., an unmarried man, 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 the 31st day of January, 2007.


John Echelberger
Notary Public
My Commission Expires: 6-9-08