WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to: James Dawson and Joann Dawson PO Box 1178 Pelham, Alabama 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Six hundred thousand and no/100 (\$600,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Rudolph Alton Tolleson a/k/a Rudy Tolleson, an unmarried man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Dawson and Joann Dawson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

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

Rudolph Alton Tolleson and Rudy Tolleson are one and the same person.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their 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 or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of February, 2007.

Rudolph Alton Tolleson a/k/a Rudy Tolleson

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Rudolph Alton Tolleson a/k/a Rudy Tolleson, an unmarried man**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2007.

Notary Public

My Commission Expires:02-25-09

B. CHRISTOPHER BATTLES

Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009

EXHIBIT "A" LEGAL DESCRIPTION

PARCELS I AND II

particularly described as follows:

Shelby Cnty Judge of Probate, AL 02/22/2007 12:22:34PM FILED/CERT

A parcel of land situated in the SW 1/2 of Section 1 and the E 1/2 of the SE 1/4 of Section 2 Township 22 South, Range 2 West, Shelby County, Alabama and being

Shelby County, AL 02/22/2007 State of Alabama

Properly Description

Deed Tax: \$600.00

Begin at the NW corner of the NE 1/4 of the SE 1/4 of said Section; thence S 89'25'47'E. a distance of 1,333.76 feet; thence S 88'18'47"E., a distance of 1,676.46 feet; thence \$ 07'20'23'W, a distance of 72.36 feet; thence \$ 18'50'00"E, a distance of 200.60 feet thence N 88'26'03'E, a distance of 325.84 feet to the westerly right of way line of Shelby County Highway 42; thence along said right of way line S 10'21'48"E, a distance of 370.11 feet; thence leaving said right of way N 70'58'13'W, a distance of 269.23 feet; thence N 57'46'22' W, a distance of 134.70 feet; thence N 30'59'9'W, a distance of 96.69 feet to a point that lies North of Camp Branch; thence S 59'00'51"W, a distance of 112.33 feet; thence S 61'04'52"W, a distance of 70.67 feet; thence S 42'30'15'W, a distance of 161.76 feet; thence S 65 35'54"W, a distance of 228.14 feet; thence N 87'42'40"W, a distance of 557.01 feet: thence S 67'44'10"W, a distance of 184.30 feet; thence N 44'47'30"W, a distance of 227.56 feet; thence N 85'07'41"W, a distance of 231.52 feet; thence N 84'24'36"W, a distance of 200.07 feet; thence N 76'00'16"W, a distance of 196.91 feet; thence N 82'25'45"W, a distance of 428.64 feet; thence leaving the northerly bank of said creek N 78'49'15"W, a distance of 267.11 feet; thence N 77'09'38W, a distance of 376.01 feet to a point on the west line of said 1/4 - 1/4 section; thence N 00'18'47"W, a distance of 349.93 feet to the point of beginning.

PARCEL III

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 and the S 1/2 of the Southwest 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 Southwest 1/4 of said Section 1; thence S 89°17'50" E along the south line of said 1/4 1/4 section a distance of 626.68' to the point of beginning; thence continue along last described course a distance of 1370.91'; thence S 89°09'38" E a distance of 1044.58' to a point lying on the westerly right of way line of Shelby County Highway #42 (variable ROW) said point also lying on a curve to the right having a radius of 858.50' and subtended by a chord which bears N 38°43'04" W a chord distance of 313.91'; thence along the arc of said curve and said right of way line a distance of 315.69' to the end of said curve; thence N 28°11'00" W along sald right of way line a distance of 322.20'; thence leaving said right of way line S 62°00'29" W a distance of 175.38'; thence N 22°21'39" W a distance of 98.23'; thence S 81°44'18" W a distance of 107.19'; thence N 9°49'21" W a distance of 263.81'; thence N 84°42'37" E a distance of 12.67'; thence N 0°36'33" W a distance of 236.86'; thence S 57°53'55" W a distance of 123.32'; thence S 83°49'05" W a distance of 1488.12'; thence S 33°12'55" W a distance of 260.89'; thence S 0°42'10" W a distance of 543.88' to the point of beginning.

PARCELIV

Commence at the Southwest corner of the Southwest 1/4 Southwest 1/4 of said Section 1; thence S 89°17'50" E along the south line of said 1/4 1/4 section a distance of 626.68'; thence leaving said 1/4 1/4 line N 0°42'10" E a distance of 543.88'; thence N 33°12'55" E a distance of 260.89'; thence N 83°49'05" E a distance of 1488.12'; thence N 57°53'55" E a distance of 123.32' to the point of beginning; thence S 64°49'58" E, a distance of 103.61' to a point lying on the westerly right of way line of Shelby County Highway #42 (variable ROW), said point also lying on a curve to the left having a radius of 2904.90' and subtended by a chord which bears S 27°59'11" E a distance of 19.95'; thence along the arc of said curve and said right of way line a distance of 19.95' to the end of said curve; thence S 28°11'00" E along said right of way line a distance of 352.17' (350.10' map); thence N 61°49'10" E along said right of way line a distance of 10.0' (map and meas); thence S 28°11'00" E along said right of way line a distance of 125.0' (map); thence S 61°49'00" W along said right of way line a distance of 10.0' (map); thence S 28°11'00" E along said right of way line a distance of 10.0'; thence leaving said right of way line S 62°00'29" W a distance of 175.38'; thence N 22°21'39" W a distance of 98.23'; thence S 81°44'18" W a distance of 107.19'; thence N 9°49'21" W a distance of 263.81'; thence N 84°42'37" E a distance of 12.67; thence N 0°36'33" W a distance of 236.86' to the point of beginning.