Shelby County, AL 03/02/2007 State of Alabama

Deed Tax: \$25.00

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

MICHAEL H. CRAFT 78 LAKE KATHRYN DR STERRETT, AL 35147

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

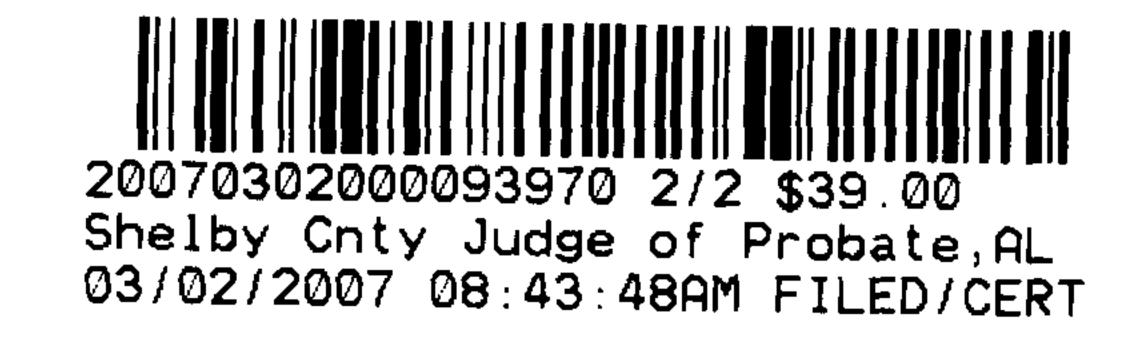
Know All Men by These Presents: That in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS 00/100 (\$250,000.00) to the undersigned grantor, SOUTHERN LANDMARK DEVELOPMENT, LLC, a/an Limited Liability Company, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MICHAEL H. CRAFT, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land being situated in the South ¼ of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of the Southwest ¼ of the Southeast ¼ of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 50 minutes 22 seconds East, a distance of 825.18 feet to a Southerly right-of-way of Chesser Crain Road; thence South 50 degrees 17 minutes 52 seconds West along said right-of-way, a distance of 187.34 feet to the Point of Beginning; thence continue Southwesterly along said line, a distance of 80.67 feet to the intersection of said right-of-way and the Easterly right-of-way of Shelby County Highway 47 to a point of curve to the left having a radius of 300.00 feet and a central angle of 65 degrees 14 minutes 33 seconds, said curve subtended by a chord bearing South 17 degrees 40 minutes 36 seconds West and a chord distance of 323.45; thence Southerly along the arc of said curve and leaving said Chesser Crain and along said Highway 47 right-of-way a distance of 341.61 feet; thence North 67 degrees 54 minutes 15 seconds East and leaving said right-of-way a distance of 269.46 feet; thence North 38 degrees 17 minutes 28 seconds East a distance of 116.46 feet; thence North 44 degrees 03 minutes 40 seconds West a distance of 232.32 feet to the Point of Beginning; being situated in Shelby County, Alabama.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1996-11736 IN THE PROBATE OFFICE.
- TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 141 PAGE 198 AND DEED BOOK 102 PAGE 138 IN THE PROBATE OFFICE.
- 4. RIGHT(S) OF WAY(S) GRANTED TO SOUTH CENTRAL BELL BY INSTRUMENT(S) RECORDED IN DEED BOOK 320 PAGE 931 IN THE PROBATE OFFICE.
- 5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN DEED BOOK 13 PAGE 180, DEED BOOK 324 PAGE 556, DEED BOOK 113 PAGE 218, DEED BOOK 336 PAGE 4 AND DEED BOOK 330 PAGE 621 IN THE PROBATE OFFICE.
- 6. GRADING AND DRAINAGE EASEMENT AS SHOWN BY INSTRUMENT(S) RECORDED



IN INST. NO. 1998-40007 IN THE PROBATE OFFICE.

\$225,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, SOUTHERN LANDMARK DEVELOPMENT, LLC, by MICHAEL L. WOOD its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of February, 2007.

SOUTHERN LANDMARK DEVELOPMENT, LLC

MICHAEL L. WOOD

MEMBER

STATE OF ALABAMA)

COUNTY OF SHELBY)

## ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL L. WOOD, whose name as MEMBER of SOUTHERN LANDMARK DEVELOPMENT, LLC, a/an Limited Liability Company, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this the 28th day of February, 2007.

Notary Public

My commission expires:

7.29.2010

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