

This instrument was prepared by:

Wallace, Ellis, Fowler & Head
P O Box 587

Columbiana, AL 35051

Send Tax Notice to:
Anita Mazer Cord
320 Fern Valley Road
Chelsea, AL 35043

Shelby County, AL 03/28/2007 State of Alabama

Deed Tax: \$200.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thousand and NO/00 (\$200,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Sean H. Simmons and wife, Ann W. Simmons, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, Anita Mazer Cord, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

SUBJECT TO:

- 1. Taxes for 2007 and subsequent years. 2007 ad valorem taxes are a lien but not due and payable until October 1, 2007.
- 2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 13, Page 134 and 256.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of March, 2007.

Sean H. Simmons

Ann W. Simmons

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sean H. Simmons and Ann W. Simmons, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 2007.

Notary Public

My Commission Expires: 10-6-08

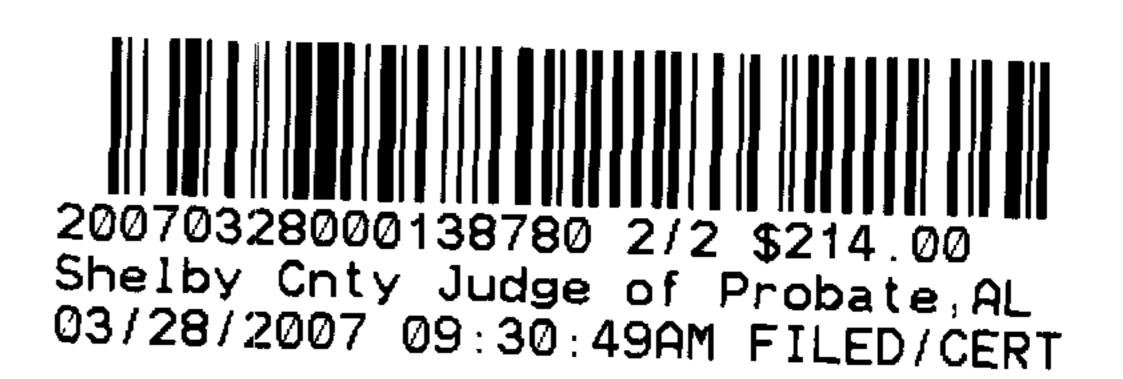


EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the Northeast ¼ of the Southeast ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a ½ inch rebar found locally accepted to be the Northeast corner of the Northeast ¼ of the Southeast ¼ of said Section 23; thence run in a Southerly direction along the East line of said quarter-quarter Section for a distance of 816.41 feet to a ½ inch rebar found; thence turn an angle to the right of 00 deg. 00 min. 40 sec. and run in a Southerly direction along said East line for a distance of 484.20 feet to a ½ inch rebar found locally accepted to be the Southeast corner of the Northeast ¼ of the Southeast ¼ of said Section 23; thence turn an angle to the right of 90 deg. 55 min. 21 sec. and run in a Westerly direction along the South line of said quarter-quarter Section for a distance of 334.68 feet to an iron pin set; thence turn an angle to the right of 89 deg. 04 min. 14 sec. and run in a Northerly direction for a distance of 1,302.96 feet to an iron pin set on the North line of said Northeast ¼; thence turn an angle to the right of 91 deg. 19 min. 52 sec. and run in an Easterly direction along said North line for a distance of 334.73 feet to the point of beginning; said parcel of land containing 10.0 acres, more or less. According to survey of Gayland D. Martin, Reg. L.S. No. 22679, dated March 26, 2007.

SIGNED FOR IDENTIFICATION BY GRANTORS:

Sean H. Simmons

Ann W. Simmons