

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Edwin B. Lumpkin Jr.

100 Metro Parkway
Shelby County, AL 35124
Palm

WARRANTY DEED



20070504000208090 1/2 \$46.50
Shelby Cnty Judge of Probate, AL
05/04/2007 10:41:34AM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Thirty Two Thousand Five Hundred dollars and Zero cents (\$32,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HUNTER STREET BAPTIST CHURCH, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edwin B. Lumpkin Jr. (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 TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th day of April, 2007.

(SEAL)

(SEAL)

(SEAL)



(SEAL)

HUNTER STREET BAPTIST CHURCH
By: Morrell Dodd, its Administrator

Shelby County, AL 05/04/2007
State of Alabama

(L)

Deed Tax: \$32.50

(SEAL)

STATE OF ALABAMA

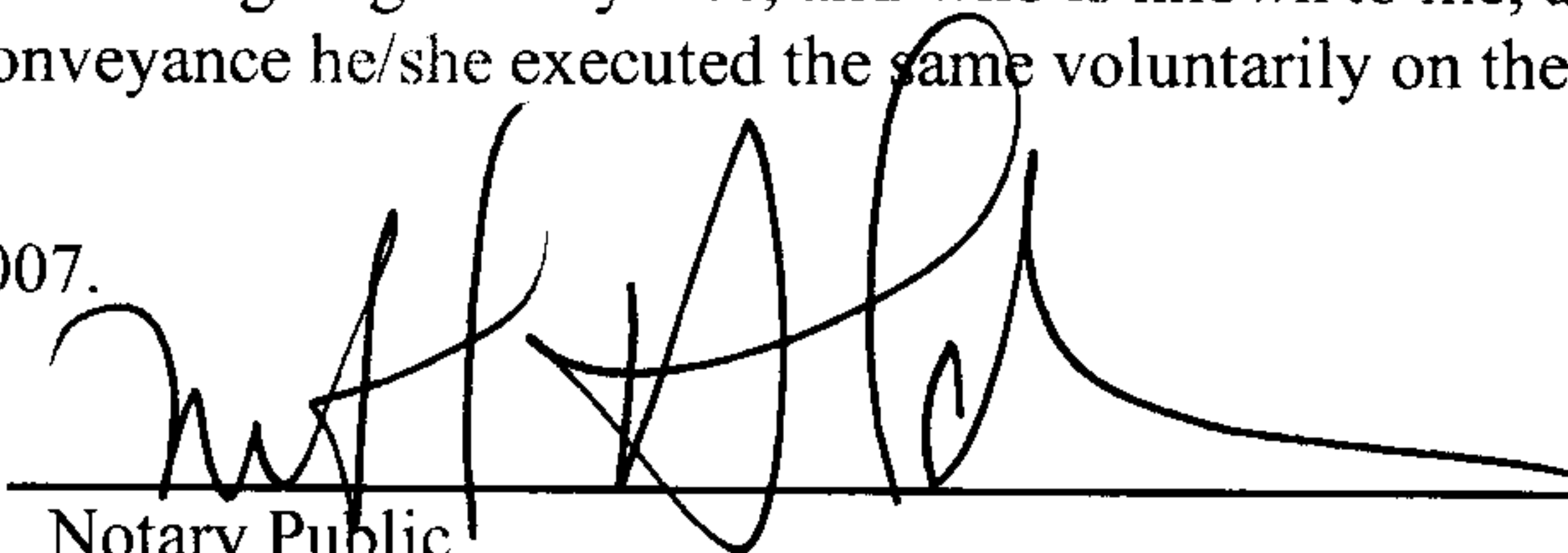
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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Morrell Dodd as Administrator for HUNTER STREET BAPTIST CHURCH 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2007.



Notary Public

My Commission Expires: 10/16/08

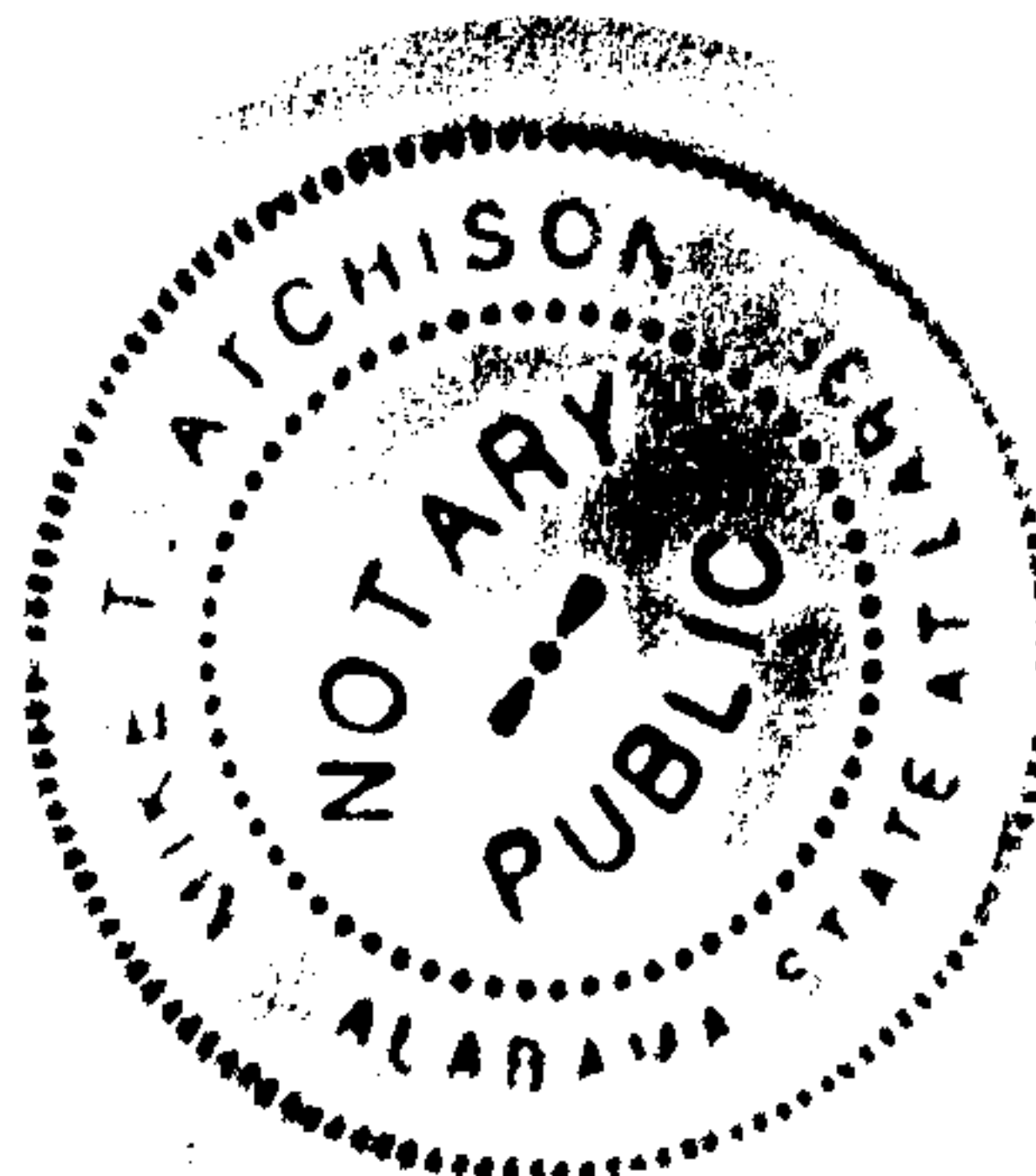


EXHIBIT A

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West; thence proceed in an easterly direction along the South boundary line of Section 12 for 409.65 feet to a point; thence turn an angle of 89 degrees 11 minute 19 seconds to the left and run 195.96 feet; thence turn an angle of 89 degrees 50 minutes 53 seconds to the left and run 98.45 feet to a point; thence turn an angle of 49 degrees 19 minutes 28 seconds to the right and run 200 feet to a point; thence turn an angle of 90 degrees to the right and run 210 feet to a point; thence turn an angle of 90 degrees to the right and run 380.48 feet to a point; thence turn an angle of 49 degrees 27 minutes 31 seconds to the left and run 341.82 feet to a point; thence turn an angle of 89 degrees 51 minutes 57 seconds to the left and run 60.00 feet to a point; thence turn an angle of 90 degrees to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees 24 minutes 26 seconds for an arc distance of 90.22 feet to a point; thence continue along a tangent section for 555.02 feet to a point; thence turn an angle of 42 degrees 45 minutes 59 seconds to the left and run 601.33 feet to a point, said point being 425.00 feet South of the Northwest corner of the aforementioned SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 12; thence turn an angle of 106 degrees 03 minutes 49 seconds to the left and run 909.55 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, A NON-EXCLUSIVE EASEMENT :

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, Township 21 South, Range 3 West ; thence run southerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 425.00 feet to an iron thence turn an angle of 155 degrees 55 minutes 56 seconds to the left and run northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees 27 minutes 39 seconds to the right and run easterly for 363.46 feet to a concrete right of way monument on the Southwest right of way line of interstate highway 65; thence turn an angle of 62 degrees 50 minutes 54 seconds to the right and run southeasterly along said right of way line for 110.50 feet to a concrete right of way monument; thence continue along said right of way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees 44 minutes 08 seconds for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees 38 minutes 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open end pipe; thence turn an angle of 13 degrees 08 minutes 21 seconds to the right and run 17.56 feet to the point of beginning of the easement herein described; thence continue along the last described course for 60.00 feet to an iron; thence turn an angle of 90 degrees to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees to the right and run along a curve to the right, having a radius of 60 feet and central angle of 90 degrees for an arc distance of 94.25 feet to the point of beginning.

ALSO, a 60 FOOT WIDE EASEMENT being described as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 21 minutes 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees 27 minutes 35 seconds East and run 195.96 feet to an iron pin found; thence South 87 degrees 23 minutes 25 seconds East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 degrees 20 minutes 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees 36 minutes 01 seconds East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees 15 minutes 10 seconds East and run 112.01 feet to the northwesterly right of way line of Shelby County Road No. 26, said point being in a curve to the left having a central angle of 00 degrees 23 minutes 31 seconds and a radius of 1369.99 feet; thence along a chord of said curve South 45 degrees 59 minutes 02 seconds West and run 9.37 feet to the end of said curve; thence South 45 degrees 47 minutes 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees 15 minutes 10 seconds West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 degrees 31 minutes 16 seconds and a radius of 312.83 feet; thence along the chord of said curve North 04 degrees 00 minutes 32 seconds West and run 196.04 feet to the point of beginning and lying within Sections 12 and 13, Township 21 South, Range 3 West.