

This instrument prepared by:
K. Edward Sexton, II
Evans & Sexton, P.C.
1736 Oxmoor Road, Suite 101
Birmingham, Alabama 35209

Send Tax Notice:

Dave McCain

3135 Pelham Pkwy
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred One Thousand Eight Hundred Dollars (\$201,800.00), the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Sandra T. Scoggins, aka, Sandra T. Sullivan, grant, bargain, sell and convey unto Dave McCain, an unmarried man, my undivided interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NW ¼ of the SE ¼ of Section 14, Township 10 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said ¼-¼ section; thence run North along the West ¼-¼ line 382.25 feet to a point on the Northeast bank of Buck Creek; thence turn left 13 degrees 37 minutes 33 seconds and run Northwest along said bank 63.65 feet to a point on the extension of the Southeast right-of-way of Parker Drive; thence turn right 55 degrees 06 minutes 23 seconds and run Northeast along said right-of-way 385.30 feet to the Southwest right-of-way of Thames Court; thence turn right 90 degrees 00 minutes 00 seconds and run Southeast along said Thames Court right-of-way 583.89 feet to the point of beginning; thence continue last course 150.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 151.13 feet to a point on the Northeast bank of said creek; thence turn right 83 degrees 11 minutes 53 seconds and run Northerly 72.27 feet along the bank of said creek; thence turn right 04 degrees 16 minutes 05 seconds and run Northerly 78.32 feet along the bank of said creek; thence turn 92 degrees 32 minutes 02 seconds and run Northeast 163.15 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Sandra T. Scoggins, aka, Sandra T. Sullivan is the surviving grantee of James J. Scoggins.

This is commercial property and not the home place of the seller.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the _____
day of April, 2007.

Sandra T. Scoggins
Sandra T. Scoggins, aka
Sandra T. Sullivan

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Sandra T. Scoggins, aka, Sandra T. Sullivan, 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, she executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2007.

[Signature]
Notary Public