

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

Send Tax Notice To: Waymon Rasco
Jon Patrick Shugrue
P.O. Box 1222
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20070607000265220 1/2 \$44.00
Shelby Cnty Judge of Probate, AL
06/07/2007 09:08:01AM FILED/CERT

That in consideration of Two Hundred Thousand dollars and Zero cents (\$200,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, B & J Enterprises, L.L.P., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jon Patrick Shugrue and Waymon D. Rasco, 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.

\$170,000.00 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 31st day of May, 2007.

(SEAL)

B & J Enterprises L.L.P.
By Robert L. McKay (SEAL)
B & J Enterprises, L.L.P.
By:

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 B & J Enterprises, L.L.P. by

Robert L. McKay managing member

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 31st day of May, 2007.

[Signature]
Notary Public
My Commission Expires: 10/16/08

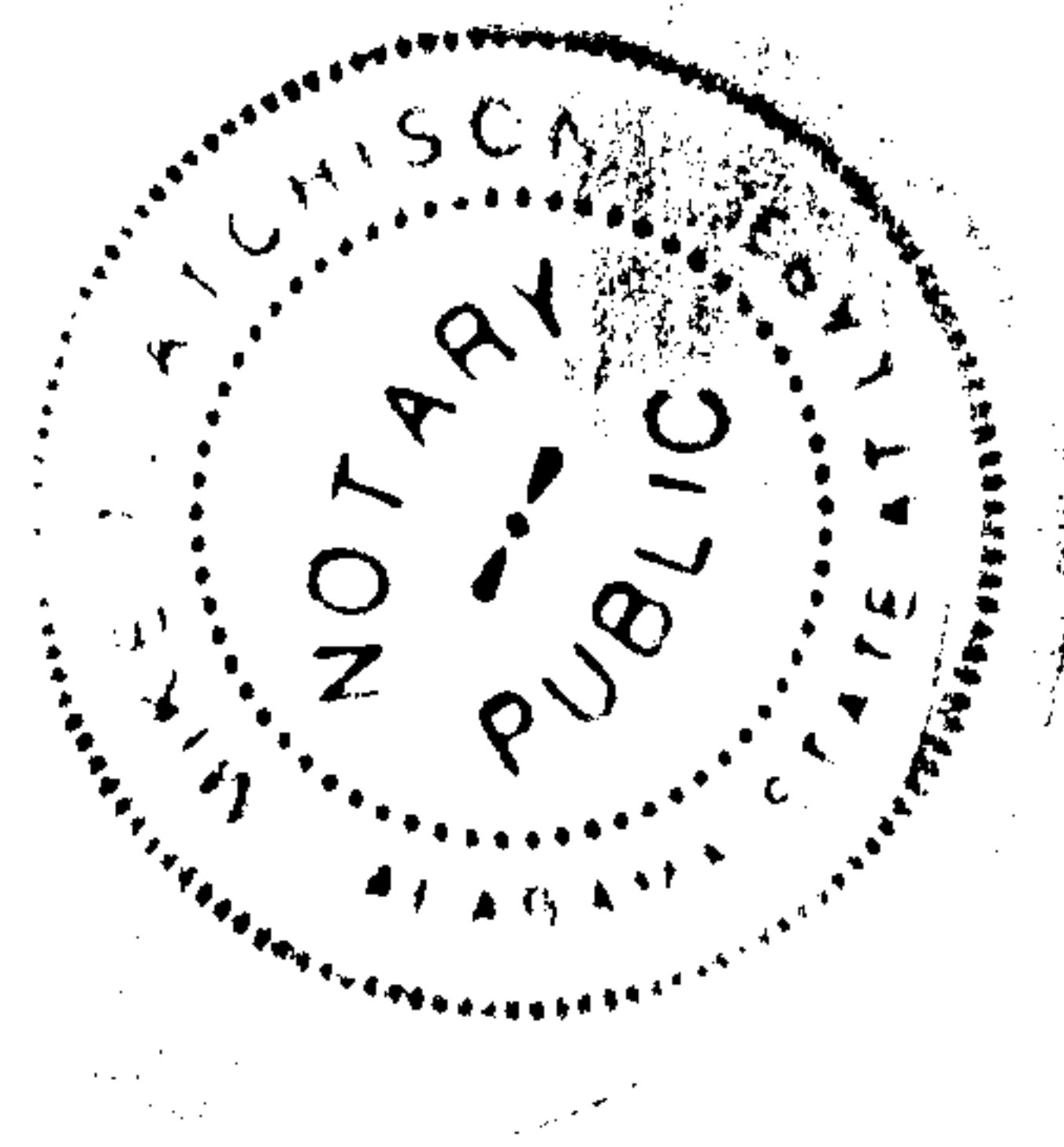



EXHIBIT A


20070607000265220 2/2 \$44.00
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PARCEL NO. 1:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4, Section 1, Township 22 South, Range 1 West; thence run West along the North line of said 1/4-1/4 section a distance of 499.01 feet to the West right of way of Shelby County Highway No. 47, and the point of beginning; thence continue in the same direction a distance of 112.48 feet to the East right of way of the L & N Railroad, abandoned; thence turn an angle of 108 degrees 22 minutes 59 seconds to the left and run along said right of way a distance of 743.01 feet; thence turn an angle of 106 degrees 52 minutes 51 seconds to the left and run a distance of 220.24 feet to the West right of way of Shelby County Highway No. 47; thence turn an angle of 82 degrees 40 minutes 21 seconds to the left and run along said highway right of way a distance of 469.54 feet to the P.C. of a right of way curve; thence run along said right of way curve (whose delta angle is 2 degrees 40 minutes 38 seconds to the right, radius is 3904.79 feet tangent is 91.24 feet, length of curve is 182.45 feet), and the point of beginning. Situated in the NE 1/4 of NW 1/4, Section 1, Township 22 South, Range 1 West, Shelby County, Alabama. According to survey of Frank W. Wheeler, Reg. No. 3385, dated December 10, 1986.