

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

42
Send Tax Notice to:
Bama Truss & Components, Inc
~~252 Highway 888~~ P.O. Box 266
Shelby, AL. 35143

WARRANTY DEED

20070713000329740 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2007 10:00:28AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JON P. SHUGRUE, a married man**, grant, bargain, sell and convey unto, **BAMA TRUSS & COMPONENTS, INC.**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor.

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 21st day of June, 2007.



JON P. SHUGRUE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JON P. SHUGRUE**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2007.



Notary Public

My Commission Expires: 10-16-2008

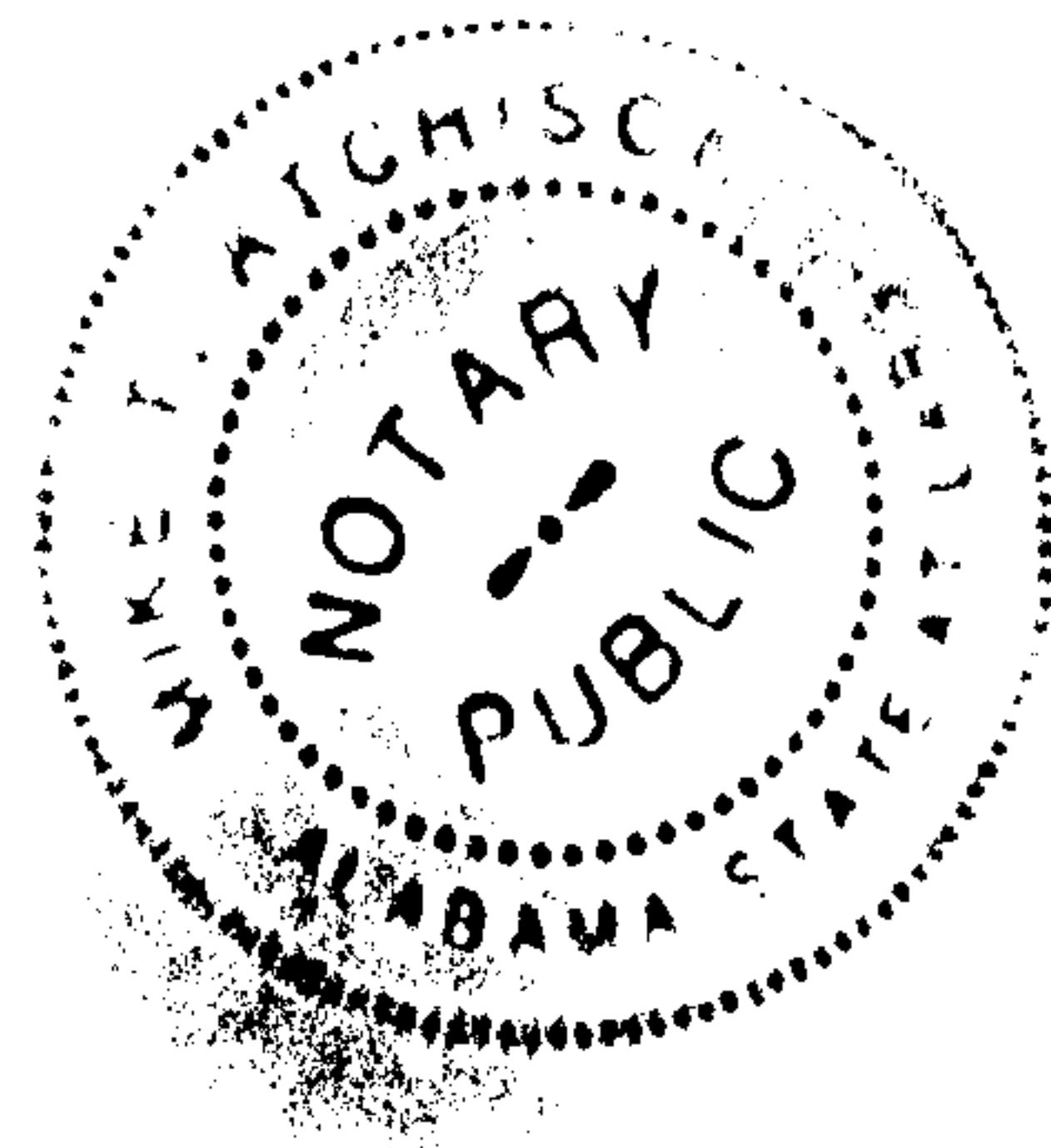


EXHIBIT A

20070713000329740 2/2 \$19.00
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A part of the Southeast Quarter of the Southeast Quarter (Se1/4-Se1/4) of Section 13, Township 22 South, Range 1 West, and the Southwest Quarter (Sw1/4) of Section 18, Township 22 South Range 1 East, Shelby County, Alabama; being more particularly described as follows: Commence at the Northwest corner of the Sw1/4 of the Sw1/4 of said Section 18 and run S1°03'19"W and along the West boundary of said Section 18 for a distance of 99.92 ft. to a point on the South Right-of-Way margin of County Road 42, and the point of beginning of the parcel described herein; thence run N74°14'35"E and along said South Right-of-Way margin for a distance of 974.42 ft. to a point; thence run S1°26'29"W for a distance of 230.04 ft to a point; thence run N55°42'08"E for a distance of 492.91 ft. to a point; thence run N55°41'29"E for a distance of 74.29 ft. to a point on the West Right-of-Way margin of County Road 47; thence run S1°26'30"W and along said West Right-of-Way margin for a distance of 92.40 ft. to the North margin of an abandoned Railroad (presently Heart of Dixie Railroad); thence run S55°48'01"W and along said North margin for a distance of 1586.12 ft. more or less to its intersection with the East and North boundary of that property recorded in instrument number 2001-11729 (Heart of Dixie Railroad Museum Inc.); thence run N48°01'56"W and along said East and North boundary of said property for a distance of 101.34 ft. to a point; thence continue N71°52'17"W and along said East and North boundary of said property for a distance of 263.84 ft to a point; thence continue N83°39'20"W and along said East and North boundary of said property for a distance of 762.68 ft to a point; thence continue N85°29'41"W and along said East and North boundary of said property for a distance of 303.77 ft. to a point; thence run N1°17'43"E for a distance of 59.84 ft. to a point on the South Right-of-Way margin of County Road 42; thence run N77°51'33"E and along said South Right-of-Way margin for a chord distance of 698.83 ft. to a point; thence run N74°14'35"E and along said South Right-of-Way margin for a distance of 640.27 ft. to the point of beginning, said parcel containing 20 acres more or less.

Shelby County, AL 07/13/2007
State of Alabama

Deed Tax: \$5.00