

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Bama Truss & Components, Inc

~~PO Box 206~~ PO Box 206

Shelby, AL. 35143

WARRANTY DEED

20070713000329750 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2007 10:00:29AM 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, **HEART OF DIXIE RAILROAD MUSEUM, INC., an Alabama Corporation**, 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.

HEART OF DIXIE RAILROAD MUSEUM, INC.

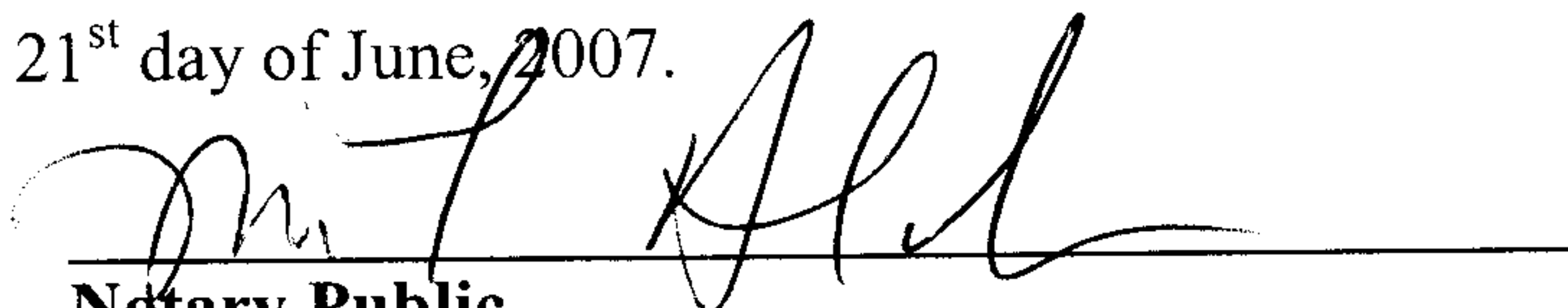


By: **GEORGE WILLIAMS**, as President
Of Heart of Dixie Railroad Museum, Inc.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **GEORGE WILLIAMS, as President of HEART OF DIXIE RAILROAD MUSEUM, INC.**, 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

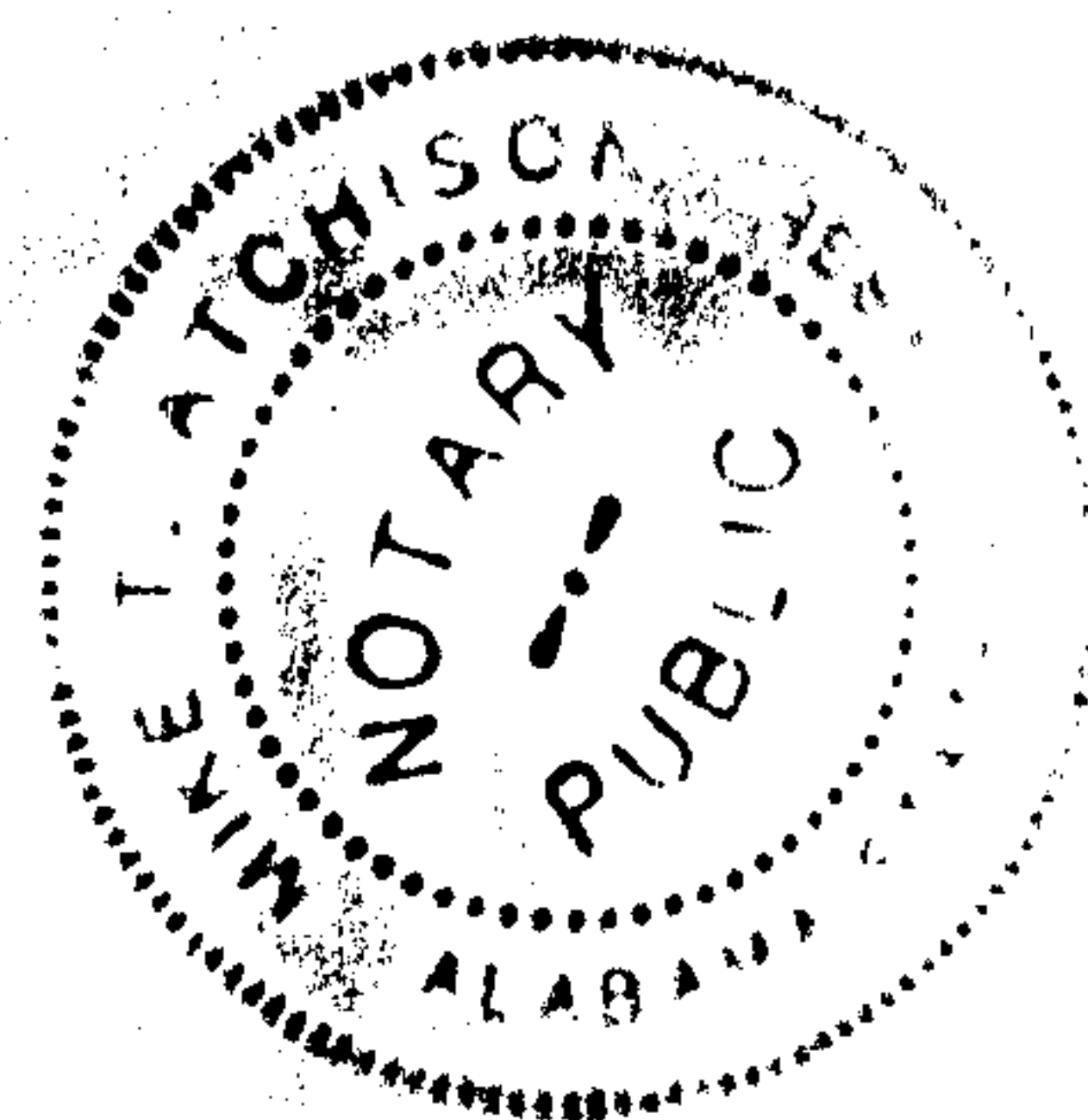



EXHIBIT A


20070713000329750 2/2 \$19.00
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A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER FOR A DISTANCE OF 1293.37 FEET TO A POINT; THENCE LEAVING SAID NORTH BOUNDARY, WITH AN ANGLE RIGHT OF 89°42', RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 507.12 FEET TO A FOUND IRON ROD; THENCE, WITH AN ANGLE RIGHT OF 94°30', RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 304.52 FEET TO A SET IRON ROD; THENCE, WITH AN ANGLE LEFT OF 179°18', RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 227.76 FEET TO A SET IRON ROD AND THE POINT OF BEGINNING; THENCE CONTINUE IN AN EASTERLY DIRECTION FOR A DISTANCE OF 534.92 FEET TO A SET IRON ROD; THENCE, WITH AN INTERIOR ANGLE LEFT OF 168°13', RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 263.84 FEET TO A SET IRON ROD; THENCE, WITH AN INTERIOR ANGLE LEFT OF 156°10', RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 101.34 FEET TO A SET IRON ROD ON THE NORTH RIGHT-OF-WAY MARGIN OF THE ABANDONED HEART OF DIXIE RAILROAD; THENCE, WITH AN INTERIOR ANGLE LEFT OF 76°10', RUN IN A SOUTHWESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY MARGIN OF SAID RAILROAD FOR A DISTANCE OF 126.21 FEET TO A SET IRON ROD; THENCE, WITH AN INTERIOR ANGLE LEFT OF 159°36', RUN IN A SOUTHWESTERLY DIRECTION FOR 248.60 FEET TO A SET IRON ROD AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF SAID RAILROAD WITH THE NORTH RIGHT-OF-WAY MARGIN OF FIFTH AVENUE; THENCE, WITH AN INTERIOR ANGLE LEFT OF 162°05', RUN IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY MARGIN OF FIFTH AVENUE FOR A DISTANCE OF 344.33 FEET TO A FOUND IRON ROD; THENCE LEAVING SAID RIGHT-OF-WAY MARGIN, WITH AN INTERIOR ANGLE LEFT OF 94°56', RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 200.03 FEET TO A FOUND IRON ROD; THENCE, WITH AN INTERIOR ANGLE LEFT OF 234°32', RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 201.34 FEET TO THE POINT OF BEGINNING, FORMING AN INTERIOR CLOSURE ANGLE OF 28°18', ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 WEST, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA,

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

Deed Tax: \$5.00