

This instrument was prepared by:

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Attorney At Law, Inc.
P O Box 822
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Send Tax Notice to:

Heart of Dixie
Railroad Museum, Inc.
1919 9th St
Carter, Ala 35040

WARRANTY DEED



20070713000329780 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2007 10:00:32AM 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, **BAMA TRUSS & COMPONENTS, INC., an Alabama Corporation**, grant, bargain, sell and convey unto, **HEART OF DIXIE RAILROAD MUSEUM, 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.

BAMA TRUSS & COMPONENTS, INC.

By: JON P. SHUGRUE, as President
Of Bama Truss & Components, Inc.

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, as President of BAMA TRUSS & COMPONENTS, 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

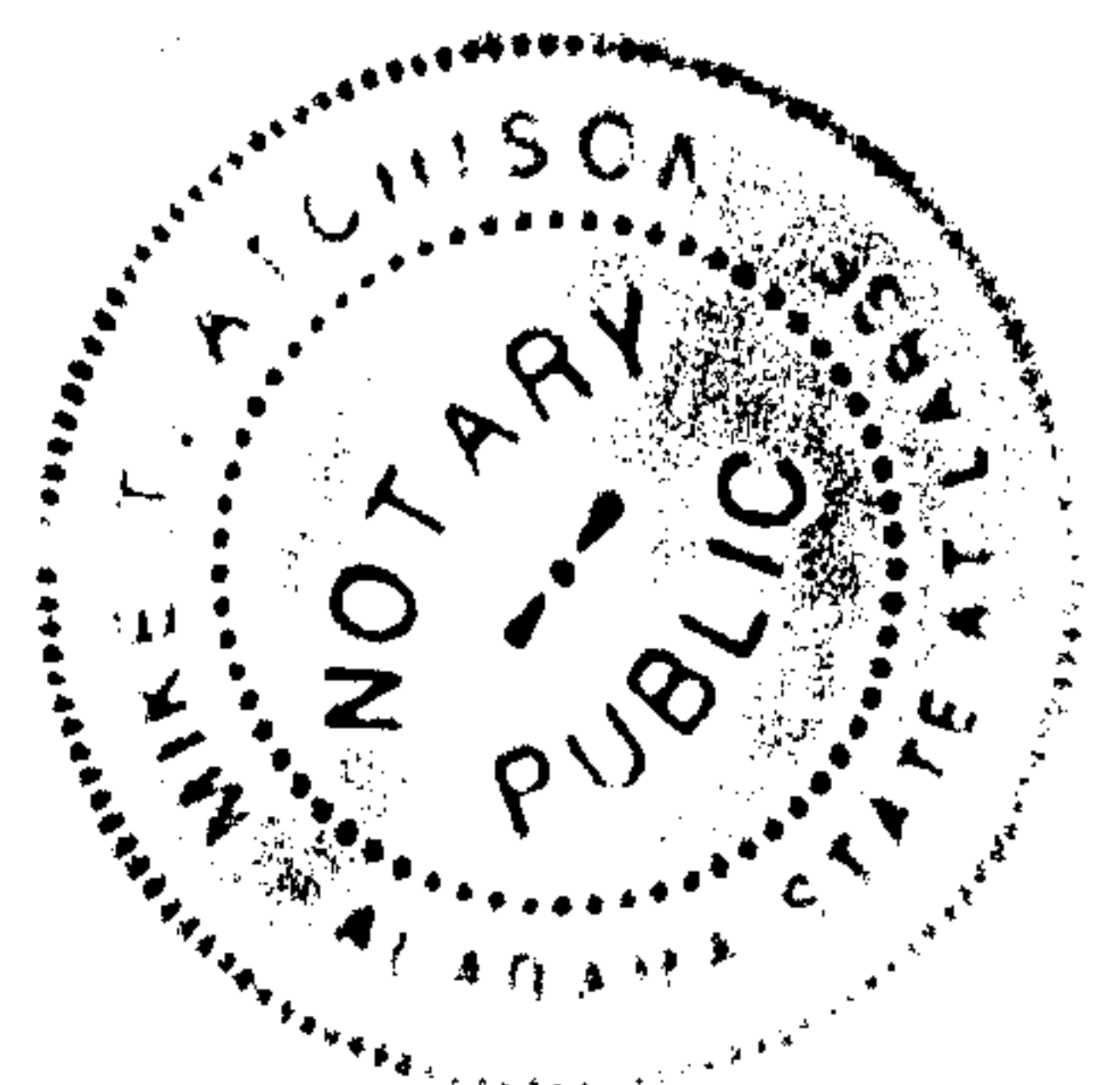


EXHIBIT A



20070713000329780 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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A PARCEL OF LAND LYING IN 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 AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID QUARTER-QUARTER FOR A DISTANCE OF 259.96 FEET; THENCE, WITH A DEFLECTION RIGHT OF $90^{\circ}00'$, RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 404.67 FEET TO THE POINT OF BEGINNING; THENCE, WITH AN ANGLE LEFT OF $178^{\circ}50'$, RUN IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE LEFT FOR A CHORD DISTANCE OF 219.38 FEET; THENCE, WITH AN INTERIOR ANGLE RIGHT OF $52^{\circ}09'$, RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 284.96 FEET; THENCE, WITH AN INTERIOR ANGLE RIGHT OF $49^{\circ}03'$, RUN IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT FOR A CHORD DISTANCE OF 229.39 FEET TO THE POINT OF BEGINNING, FORMING AN INTERIOR CLOSURE ANGLE OF $78^{\circ}48'$, SAID PARCEL LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND CONTAINING 0.43 ACRES, MORE OR LESS.

Shelby County, AL 07/13/2007
State of Alabama
Deed Tax: \$5.00