

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

Send Tax Notice To: Christopher W. Barber
~~89 Thomas Drive~~ 455 Mistletoe Ln
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA

Shelby County, AL 07/16/2007
State of Alabama

} KNOW ALL MEN BY THESE PRESENTS:

Deed Tax: \$4.50

SHELBY COUNTY

That in consideration of Twenty Seven Thousand dollars and Zero cents (\$27,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Johnny Edwards and wife, Mary F. Edwards, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Christopher W. Barber (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.

\$22,658.25 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, we have hereunto set our hand(s) and seal(s), this 18th day of June, 2007.

(SEAL)

Johnny Edwards
Johnny Edwards (SEAL)

(SEAL)

Mary F. Edwards
Mary F. Edwards (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Johnny Edwards and wife, Mary F. Edwards whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2007.

Michael T. Atchison
Notary Public

My Commission Expires: 10/16/08

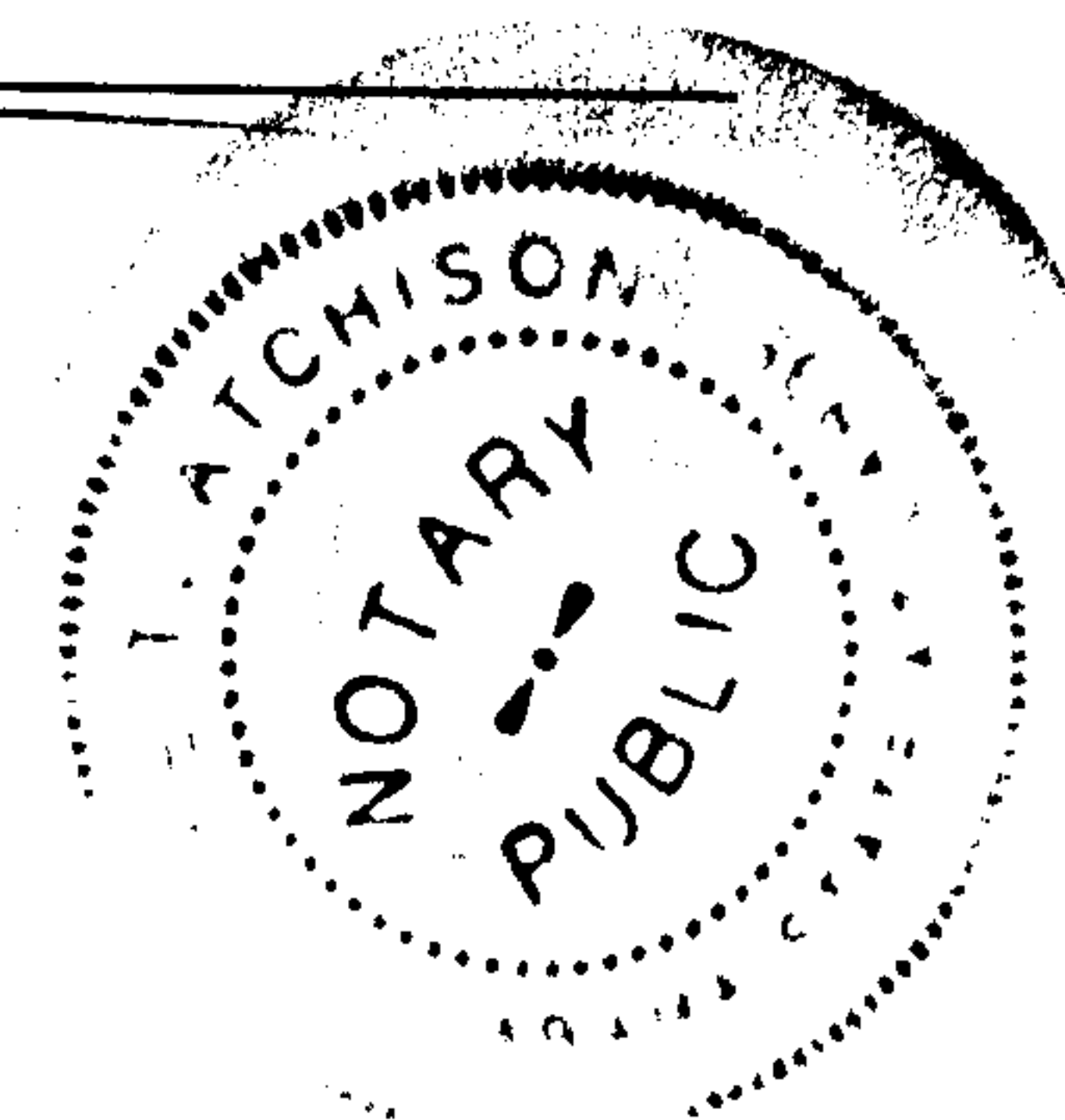


EXHIBIT A

From the SE corner of Section 10, Township 19 South, Range 2 East, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90 degrees 40 minutes 25 seconds right and run 177.91 feet to the point of beginning of herein described parcel of land; thence continuing along aforementioned course for a distance of 188.83 feet; thence turn 32 degrees 13 minutes 25 seconds left and run 111.25 feet; thence turn 90 degrees 47 minutes 33 seconds right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86 degrees 01 minute 14 seconds right and run 407.0 feet along said railroad boundary; thence turn 120 degrees 07 minutes 22 seconds right and run 303.33 feet to the point of beginning of herein described parcel of land, being those same lands as described by that certain deed recorded in the Office of the Judge of Probate of Shelby County in Real Book 023, Page 302.

ALSO, a 20.0 drive easement, being 20' perpendicular to the West boundary of aforementioned Central of Georgia Railroad, extending from the Southeast corner of aforescribed parcel of land, South 32 degrees 45 minutes 50 seconds East approximately 250 feet to an existing paved street; being the same easement referred to in Book 023, Page 299, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: A lot in the town of Vincent, Alabama, described as follows: From the Southeast corner of Section 10, Township 19 South, Range 2 east, run West along the South boundary of said Section 10 for a distance of 381.73 feet; thence turn 90 degrees 40 minutes 25 seconds right and run 366.74 feet to the point of beginning; thence turn 32 degrees 13 minutes 25 seconds left and run 111.25 feet; thence turn 90 degrees 47 minutes 33 seconds right and run 147.12 feet to a point on the West boundary of the Central of Georgia Railroad; thence turn 86 degrees 01 minute 14 seconds right and run 111.25 feet along said railroad boundary; thence turn 88 degrees 41 minutes 54 seconds right and run 149.97 feet to the point of beginning of herein described parcel of land. Being part of those same lands described by that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 023, at Page 302.