

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

James E. Roberts  
P. O. Box 430224  
Birmingham, Alabama 35243

Daniel M. Buchanan  
7108 Crown Lane  
Trussville, AL 35773

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of One Hundred Seventy-three Thousand Eight Hundred Four and No/100 Dollars (\$173,804.00), and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Clayton I-65 Investments, L.L.C. (35.72% interest), Mary Ann Clayton, a single woman, (14.28% interest), and James E. Roberts, a married man, (50% interest),**

(herein referred to as Grantors), grant, bargain, sell and convey unto,

**Daniel M. Buchanan, a married man,**

(herein referred to as Grantee), in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast 1/4 of Section 5, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the 1/4 line 2110.94 feet to the Northerly right-of-way line of Shelby County Highway No. 22; thence turn left 105°36'18" and run Easterly along the right-of-way of Shelby County Highway No. 22 a distance of 810.54 feet to the point of beginning; thence left 74°23'24" Northeasterly a distance of 299.92 feet to the South line of Lot 73, Daventry, Sector II, Phase II as recorded in Map Book 29, Page 32 in the Probate Office of Shelby County, Alabama; thence right 74°25'21" Easterly a distance of 145.86 feet along the South line of the aforesaid Lot 73 and Lot 74 to the Westerly right-of-way line of George Roy Parkway; thence 83°38'31" right Southerly 263.62 feet along the Westerly right-of-way line of George Roy Parkway; thence right 51°19'50" Southwesterly 37.88 feet to the Northerly right-of-way line of Shelby County Highway No. 22; thence 45°00'00" right Westerly a distance of 228.83 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2007 and subsequent years.
2. Easements and building lines as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed 103, Page 170; Deed 198, page 478 and Deed 177, Page 493 in the Probate Office of Shelby County, Alabama.
5. Easement(s) to Southern Natural Gas Co. as shown by instrument recorded in Deed 90, Page 241 in said Probate Office.

The subject property is not and never has been the homestead of either Grantors or their spouses.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And Grantors do for themselves and for their heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this the 20<sup>th</sup> day of July, 2007.

Larry Clayton  
Clayton I-65 Investments, L.L.C., by its  
Manager, Larry Clayton

Mary Ann Clayton  
Mary Ann Clayton

James E. Roberts  
James E. Roberts

STATE OF ALABAMA     )  
SHELBY COUNTY        )

  
20070730000353020 2/2 \$189.00  
Shelby Cnty Judge of Probate, AL  
07/30/2007 12:34:25PM FILED/CERT

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry Clayton whose name as Manager of Clayton I-65 Investments, L.L.C. 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 instrument, he, as such manager and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of July, 2007.

Mary Christina Ears  
Notary Public

[SEAL]

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 28, 2007**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Mary Ann Clayton, 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 said conveyance, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of July, 2007.

Mary Christina Ears  
Notary Public

[SEAL]

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 28, 2007**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a notary public in and for said county, in said state, hereby certify that James E. Roberts, 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 said conveyance, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of July, 2007.

Mary Christina Ears  
Notary Public

[SEAL]

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 28, 2007**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

Shelby County, AL 07/30/2007  
State of Alabama

Deed Tax: \$174.00