

TRUSTEE'S DEED

Shelby County, AL 09/28/2007
State of Alabama

Deed Tax: \$69.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, Wachovia Bank, National Association, successor by merger to SouthTrust Bank, as Trustee of the Donald N. Lathem Trust under Revocable Trust Agreement dated October 11, 1982 (hereinafter referred to as "Grantor"), in hand paid by Michael Edward Poskey and Allison Poskey, husband and wife (hereinafter collectively referred to as "Grantee"), the receipt whereof is hereby acknowledged, the said Grantor, does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate and the improvements thereon being situated in Shelby County, State of Alabama, to-wit:

Beginning at the SE corner of the W. F. Strowd Subdivision, situated in the N ½ of NE ¼ of Section 2, Township 21, Range 3 West, said adoption of said subdivision being dated on the 28th day of July, 1926, and filed in Map Book 3, page 43, in the Probate Office of Shelby County, Alabama, on the 16th day of August, 1926, at the SE corner of said Lot No. I of said subdivision; thence South 5° East 920 feet to point on the West side of Montevallo & Ashville Road for beginning point; thence South 86 1/2° West 702 feet to point on the North side of John Allen Branch; thence South 52° East along said branch 750 feet to the West margin of said Montevallo & Ashville Road; thence North 2 ½° deflection West 400 feet to a point; thence North 10° 37 feet to a point; thence North 5° West 50 feet to point of beginning.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

TO HAVE AND TO HOLD the aforegranted real estate, together with improvements and appurtenances thereunto appertaining, unto the Grantee, their heirs and assigns forever.

Grantor hereby reserves all of the oil, gas and other minerals in and under the above described land, together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals and removing the same therefrom. Grantor shall be entitled to all bonuses paid and all royalties and rentals provided for in any future oil, gas and mineral leases covering the above described lands.

This conveyance is executed without warranty or representation of any kind on the part of the Trustee, express or implied.

This instrument is executed by Wachovia Bank, National Association, successor by merger to SouthTrust Bank, solely as Trustee of the Donald N. Lathem Trust and in its capacity as Trustee and under its powers and authority as said Trustee and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of Wachovia Bank, National Association, successor by merger to SouthTrust Bank, in its individual or corporate capacity. It is understood that Wachovia Bank, National Association, successor by merger to SouthTrust Bank, is not a party hereto in its individual or corporate capacity and shall not be liable herein on any account whatsoever.

IN WITNESS WHEREOF, Wachovia Bank, National Association, successor by merger to SouthTrust Bank, in its capacity as Trustee, has caused this deed to be executed for it and in its name by Paul Z. Metz, its Vice President, who is duly authorized, and has further caused its corporate seal to be hereunto affixed on this 13th day of September, 2007.

(CORPORATE SEAL)

Wachovia Bank, National Association,
successor by merger to SouthTrust Bank, as
Trustee of the Donald N. Lathem Trust under
Revocable Trust Agreement dated October
11, 1982

ATTEST:

By: Janet W. Burttram
Its: Vice President

By: Paul Z. Metz
Paul Z. Metz
Vice President

TRUSTEE'S ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I hereby certify that Paul Z. Metz and Janet W. Burttram whose names as Vice President and Vice President, respectively, of Wachovia Bank, National Association, successor by merger to SouthTrust Bank, as Trustee of the Donald N. Lathem Trust under Revocable Trust Agreement dated October 11, 1982, 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 and with full authority on behalf of Wachovia Bank, National Association, successor by merger to SouthTrust Bank, in its capacity as such Trustee.

Given under my hand this the 13th day of September, 2007.

(SEAL)

Cindy M. McLaughlin
NOTARY PUBLIC

My Commission Expires: Sept 27, 2008

SEND TAX NOTICE TO:

Edward Michael Poskey

P.O. Box 52
Saginaw AL
35137

THIS INSTRUMENT PREPARED BY:

David W. Stephenson
Bradley Arant Rose & White LLP
1819 5th Avenue N.
Birmingham, AL 35203
205-521-8806