

This Instrument is being re-recorded to correct the spelling of the Grantee's name.

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

Send Tax Notice To: Edwin B. Lumpkin, Jr.
100 Metro Pkwy
Pelham, AL 35124

WARRANTY DEED

20070730000351840 1/1 \$386.00
Shelby Cnty Judge of Probate, AL
07/30/2007 09:11:28AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Three Hundred Seventy Five Thousand dollars and Zero cents (\$375,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Billy E. Beard and wife, Charlotte V. Beard, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Edwin B. Lumpkin, Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the NE ¼ of the NE ¼ of Section 29, and in the NW ¼ of the NW ¼ of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:
Commence at the Southwest corner of said ¼-1/4 section; thence run North along the West ¼-1/4 line 27.11 feet; thence turn right 90 degrees 00 minutes 00 seconds and run East 764.36 feet to point of beginning; thence continue last course 582.42 feet along a fence; thence turn right 02 degrees 03 minutes 39 seconds and run East 235.31 feet along a fence to a point on the Southwest right of way of U.S. Hwy. 31; thence turn left 109 degrees 24 minutes 51 seconds and run Northwest along said right of way 229.43 feet to the point of a counter-clockwise curve, said curve having a delta angle of 00 degrees 51 minutes 45 seconds and a radius of 3428.12 feet; thence run Northwest along the arc of said curve and 51.61 feet; thence turn left 71 degrees 48 minutes 57 seconds from the tangent of said right of way curve and run West 733.53 feet; thence turn left 90 degrees 00 minutes 00 seconds and run South 259.26 feet to the point of beginning.

SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 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 SPOUSE(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 18 day of June, 2007.

(SEAL)

Billy E. Beard
Billy E. Beard (SEAL)

(SEAL)

Charlotte V. Beard
Charlotte V. Beard (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 Billy E. Beard and wife, Charlotte V. Beard 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 18 day of June, 2007.

James H. Strickland Jr.
Notary Public
My Commission Expires: 5-14-11

20071009000470910 1/1 \$12.00
Shelby Cnty Judge of Probate, AL
10/09/2007 01:09:55PM FILED/CERT

Shelby County, AL 07/30/2007
State of Alabama
Deed Tax: \$375.00