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

Send Tax Notice To:

AJT1, LLC

P.C. Box 530

Columbia. 4. 4, Al 35051

## WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

20071105000509150 1/2 \$48.00 Shelby Cnty Judge of Probate, AL 11/05/2007 08:44:05AM FILED/CERT

SHELBY COUNTY

That in consideration of Two Hundred Twenty Five Thousand dollars and Zero cents (\$225,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James A. Reddell and wife, Nancy T. Reddell, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto AJT1,LLC (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 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$191,250.00 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 24<sup>th</sup> day of October 2007.

(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 James A. Reddell and wife, Nancy T. Reddell 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 24<sup>th</sup> day of October 2007.

Notary Public

My Commission Expires: 10/16/08

Shelby County, AL 11/05/2007 State of Alabama

Deed Tax: \$34.00

## 20071105000509150 2/2 \$48.00 Shelby Cnty Judge of Probate, AL 11/05/2007 08:44:05AM FILED/CERT

## EXHIBIT A

A parcel of land in the East half of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 26; thence South 00 degrees 05 minutes 47 seconds West, along the East line of said sixteenth section, a distance of 1236.14 feet to the South right of way of State Highway No 70; thence South 80 degrees 53 minutes 47 seconds West, along said right of way, a distance of 489.86 feet to a ½" rebar, found at the point of beginning; thence South 78 degrees 27 minutes 54 seconds West, along said right of way a distance of 165.03 feet to a ½" rebar found; thence South 07 degrees 22 minutes 33 seconds East passing at 613.34 feet, a ½" rebar with a cap stamped "S. Wheeler RPLS 16165" set for reference, a total distance of 675.24 to the center of Town Creek; thence along the meanders of Town Creek the following courses: South 84 degrees 55 minutes 32 seconds East a distance of 32.47 feet; South 46 degrees 24 minutes 38 seconds East, a distance of 51.09 feet; South 83 degrees 30 minutes 23 seconds East a distance of 50.49 feet; thence North 03 degrees 24 minutes 43 seconds West, passing at 62.18 feet a ½" rebar with cap stamped "S. Wheeler RPLS 16165: set for reference, a total distance of 747.76 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Sid Wheeler, Registered Professional Land Surveyor No. 16165.