

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

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

Richard Cashio  
2401 Chestnut Road  
Birmingham, AL 35216

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-five Thousand and no/100 Dollars (\$155,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I

**James E. Roberts, a married man,**

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

**Richard Cashio, a married man,**

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

See legal description attached hereto as Exhibit A.

Mineral and mining rights excepted.

Subject to:

1. Any and all easements and restrictions of record.
2. Taxes for the year 2008 and subsequent years.
3. Restrictions appearing of record in Inst. No. 2003-6174.
4. Right-of-way granted to Alabama Power Company recorded in Volume 259, Page 79 and Real 282, Page 79.
5. Easement as recorded in Volume 328, Page 908.

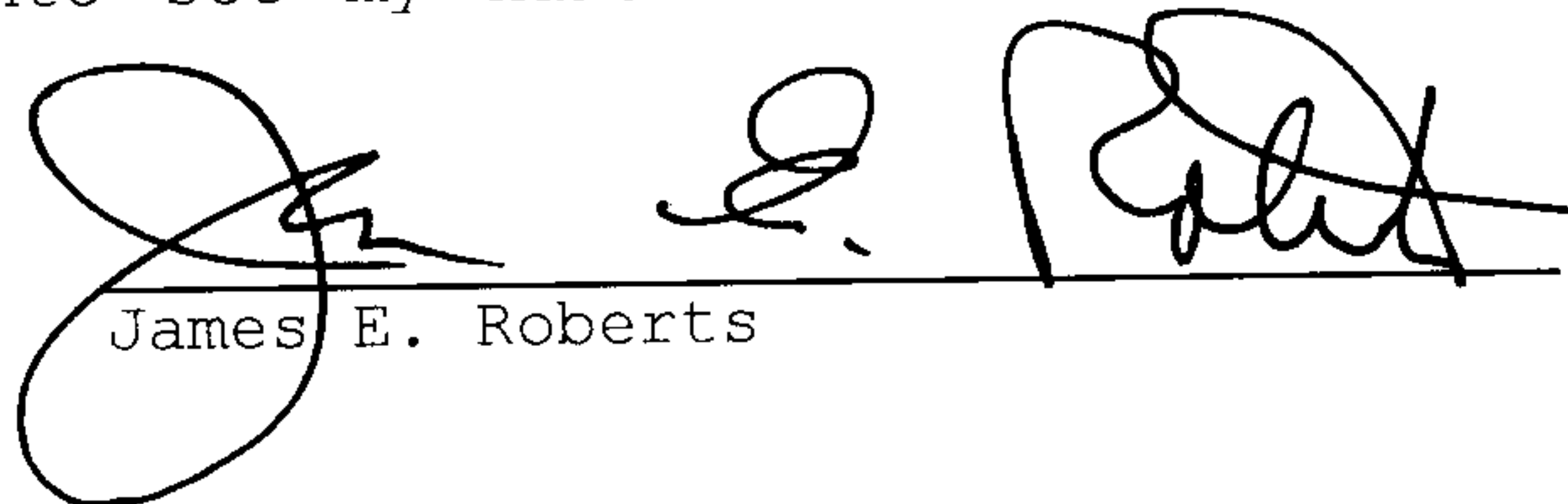
It is the intention of the Grantor to convey all his right, title and interest to Grantee in and to the subject property, including any recorded or unrecorded easements or other appurtenances.

The subject property is not the homestead of the Grantor or his spouse.

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

And GRANTOR does for himself and for his heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his 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.

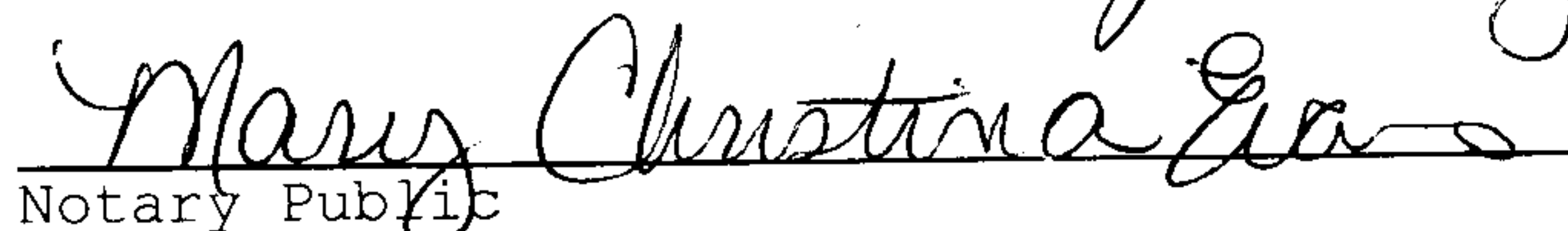
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16<sup>th</sup> day of Jan., 2008.

 (Seal)  
James E. Roberts

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 instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of January, 2008.

  
Notary Public

[SEAL]

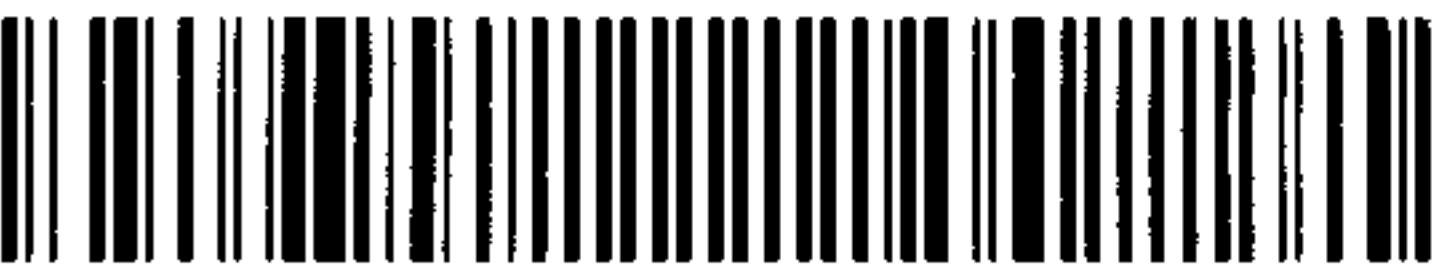
My commission expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2011  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 02/01/2008  
State of Alabama

Deed Tax: \$30.00

EXHIBIT A

  
20080201000042800 2/2 \$44.00  
Shelby Cnty Judge of Probate, AL  
02/01/2008 01:46:47PM FILED/CERT

Tract No. 3

Commence at the Southwest corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama, for the POINT OF BEGINNING; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet; thence turn an angle of 88 degrees 17 minutes 16 seconds to the right and run a distance of 1340.01 feet; thence turn an angle of 91 degrees 49 minutes 52 seconds to the right and run a distance of 647.11 feet; thence turn an angle of 88 degrees 09 minutes 18 seconds to the right and run a distance of 1338.66 feet to the point of beginning.

Tract No. 4

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds to the left and run a distance of 662.36 feet; thence turn an angle of 91 degrees 49 minutes 52 seconds to the left and run a distance of 1338.66 feet to the point of beginning.