

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:

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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Jon Patrick Shugrue
P. O. Box 831
Columbiana, AL. 35051

WARRANTY DEED



20080324000116580 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/24/2008 08:35:16AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JON PATRICK SHUGRUE, a married man and JOE M. ODGERS, a married man** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **JON PATRICK SHUGRUE** (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

SUBJECT TO:

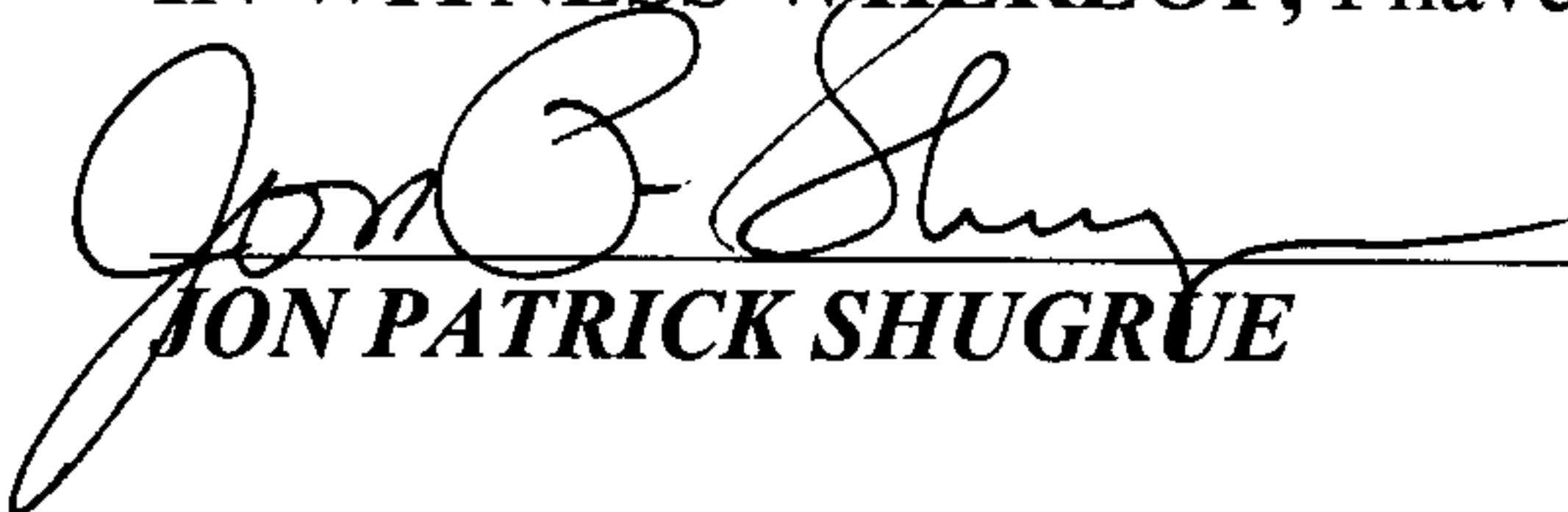
1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.


This property constitutes no part of the homestead of the Grantors or of their spouses.

TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March, 2008.

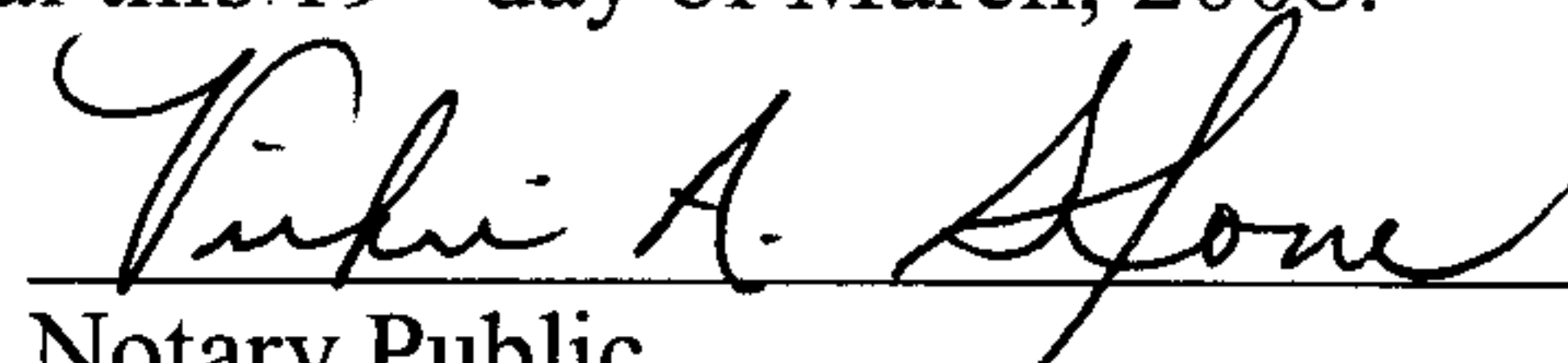

JON PATRICK SHUGRUE


JOE M. ODGERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JON PATRICK SHUGRUE**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2008.

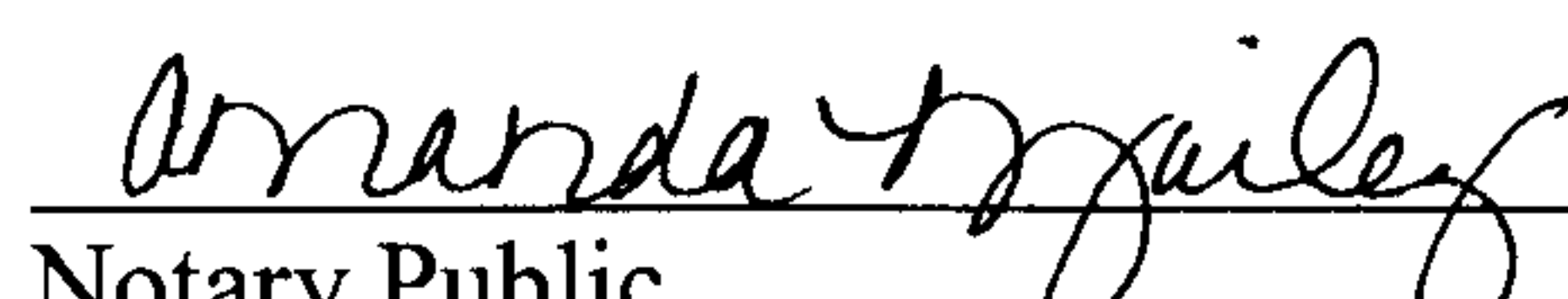

Notary Public
My Commission Expires: 3-19-12



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JOE M. ODGERS**, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2008.


Notary Public
My Commission Expires: 9/20/08

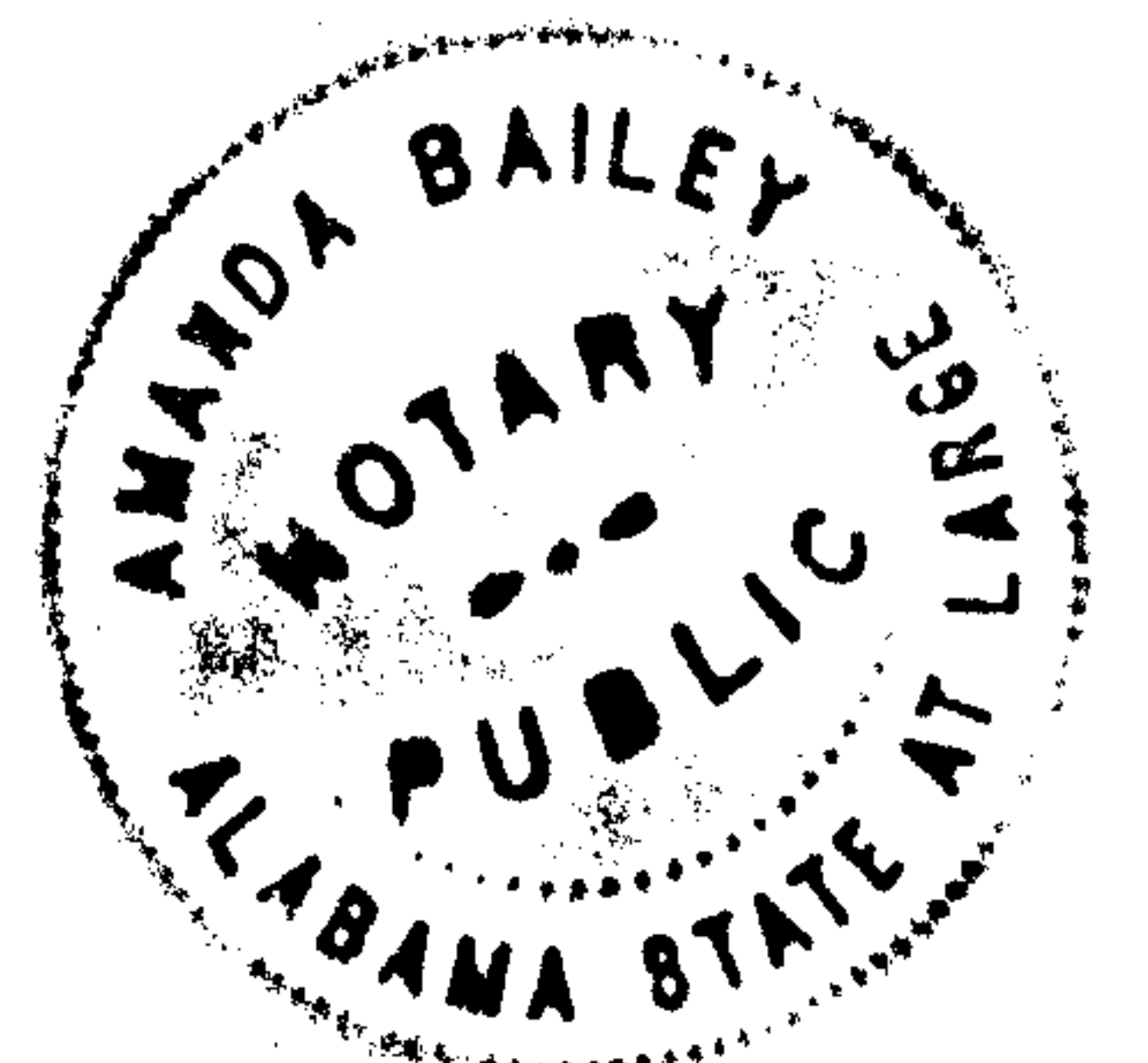


EXHIBIT A

20080324000116580 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/24/2008 08:35:16AM FILED/CERT

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, Township 21 South, Range 1 West, a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 West and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 West:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run easterly along the North line thereof 55.25 feet; thence 51 degrees 36 minutes 53 seconds left run northeasterly 68.73 feet to the point of beginning; thence 16 degrees 00 minutes 48 seconds right, run northeasterly 507.60 feet; thence 19 degrees 43 minutes 34 seconds right for 85.90 feet; thence 94 degrees 49 minutes 54 seconds left run northwesterly 305.07 feet; thence 29 degrees 15 minutes 50 seconds left run westerly 209.16 feet; thence 26 degrees 06 minutes 33 seconds left run southwesterly 367.30 feet; thence 5 degrees 26 minutes left for 219.90 feet; thence 8 degrees 47 minutes 48 seconds left for 267.30 feet; thence 8 degrees 20 minutes left for 610.00 feet to the West line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 West; thence 51 degrees 27 minutes 39 seconds left run southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ line and the West line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 29 for 1173.62 feet to the northerly right of way of Alabama State Highway #70; thence 97 degrees 53 minutes 11 seconds left run easterly along said right of way for 130.00 feet; thence 90 degrees 00 minutes right along said right of way for 25.00 feet; thence 90 degrees 00 minutes left continue along said right of way for 600 feet; thence 90 degrees 00 minutes left for 5.00 feet; thence 90 degrees 00 minutes right for 353.03 feet to a curve to the right (having a radius of 2625.70 feet and a central angle of 2 degrees 29 minutes 43 seconds); thence run along said curve and right of way for 245.0 feet; thence 90 degrees 00 minutes left from tangent of said curve run northerly 10.00 feet to a curve (having a radius of 5635.70 feet and a central angle of 2 degrees 16 minutes 46 seconds); thence 90 degrees 00 minutes right to tangent of said curve, run easterly along said curve and right of way for 224.21 feet; thence 91 degrees 29 minutes 18 seconds left from chord of said curve run northerly 944.75 feet to the point of beginning.

Less and except the following described property:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run easterly along the north line thereof for 55.25 feet; thence 51 degrees 36 minutes 53 seconds left run northeasterly 68.73 feet; thence 134 degrees 36 minutes 57 seconds right run southerly 911.19 feet; thence 90 degrees 05 minutes 58 seconds right for 28.55 feet to the point of beginning; thence continue last described course for 30.30 feet; thence 93 degrees 12 minutes 46 seconds left run southerly 30.53 feet; thence 87 degrees 48 minutes 58 seconds left for 30.01 feet; thence 91 degrees 40 minutes 11 seconds left for 30.00 feet to the point of beginning.

Also, a 20 foot easement for ingress and egress, the easterly line of which is described as follows:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run easterly along the North line thereof for 55.25 feet; thence 51 degrees 36 minutes 53 seconds left run northeasterly 68.73 feet; thence 16 degrees 00 minutes 48 seconds left run northeasterly 507.60 feet; thence 19 degrees 43 minutes 34 seconds right for 85.90 feet to the point of beginning; thence 180 degrees 00 minutes right run southwesterly 85.90 feet; thence 19 degrees 43 minutes 34 seconds left for 507.60 feet; thence 29 degrees 22 minutes 15 seconds left run southerly 945.57 feet to the northerly right of way of Alabama State Highway #70 and the point of ending.

A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 29, Township 21 South, Range 1 West, and a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, identified as Tract No. 1, Project No. BR-0070(500), more particularly described as follows: Commence at the Northwest corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence southerly along the West boundary of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 887.28 feet to a point on the required right of way line (said point offset 80.00 feet and perpendicular to the Project centerline); the point of beginning; thence northeasterly along said required right of way line, parallel with said Project centerline, a distance of 223.07 feet to a point on the easterly property line (said point offset 80.00 feet and perpendicular to said Project centerline at Station 106+11.90); thence southerly along said easterly property line a distance of 32.28 feet to a point on the present northwest right of way line of State Road 70 (said point offset 47.72 feet and perpendicular to said Project centerline at Station 106+11.45); thence southwesterly along said present Northwest right of way line a distance of 223.07 feet to a point on an offset in said present Northwest right of way line (said point offset 62.85 feet and perpendicular to said Project centerline at Station 103+88.91); thence southeasterly a distance of 10 feet, more or less, to a point on the present right of way line of State Road 70 (said point offset 52.85 feet and perpendicular to said Project centerline at Station 103+88.42); thence southwesterly along said Northwest right of way line a distance of 388.48 feet to a point (said point offset 60.06 feet and perpendicular to said Project centerline at Station 100+00.00); thence northwesterly a distance of 20 feet, more or less, to a point on the required right of way line (said point offset 80.00 feet and perpendicular to said Project centerline at Station 100+00.00); thence northeasterly along said required right of way line and parallel with said Project centerline for a distance of 388.83 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

Shelby County, AL 03/24/2008
State of Alabama

Deed Tax: \$5.00