


This instrument was prepared by:
Calvert S. Whatley, Esq.
Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Send Tax notice to:
Dunn Real Estate, LLC
Attn: Controller
3900 Airport Highway
Birmingham, Alabama 35222

STATE OF ALABAMA)

COUNTY OF SHELBY)


20080404000137640 1/4 \$135.00
Shelby Cnty Judge of Probate, AL
04/04/2008 12:47:12PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt and sufficiency of which is hereby acknowledged, **MARSHA JOYCE SILLERY**, an unmarried woman ("Grantor") does hereby grant, bargain, sell and convey unto **DUNN REAL ESTATE, LLC**, an Alabama limited liability company ("Grantee"), that certain real property (the "Premises") situated in Shelby County County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to encumbrances set forth in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

AND Grantor does, for themselves, their heirs, personal representatives, successors and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances unless otherwise noted; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and her heirs, personal representatives, successors and assigns will warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

AND Grantor does further warrant unto Grantee that no portion of the real property conveyed hereby constitutes the homestead of Grantor.

[signatures appear on the following page]

IN WITNESS WHEREOF, the Grantor has executed this conveyance as of this 28th day of March, 2008.

GRANTOR:

Marsha Joyce Sillery
Marsha Joyce Sillery

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Edward R. Christian, a Notary Public in and for said County in said State, hereby certify that **Marsha Joyce Sillery**, whose name is signed to the foregoing General Warranty, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 28th day of March, 2008.

[Signature]
NOTARY PUBLIC

[SEAL]

My Commission Expires: 5/14/10



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EXHIBIT A

Legal Description

A parcel of land situated in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of above said Section, Township, and Range, said point being the POINT OF BEGINNING; thence N 90°00'00" E, a distance of 45.00 feet to a point on the Westerly right of way line of CSX Transportation Railroad; thence N 24°39'46" W and along said right of way line, a distance of 167.45 feet; thence N 86°30'00" W and leaving said right of way line, a distance of 168.98 feet; thence S 24°26'16" W, a distance of 145.02 feet; thence S 45° 02'58" W, a distance of 79.77 feet; thence S 54°20'44" W, a distance of 110.68 feet; thence S 35°37'26" W, a distance of 63.57 feet; thence S 54°10'35" W, a distance of 74.84 feet; thence S 02°20'11" W, a distance of 267.52 feet; thence S 87°50'00" E, a distance of 439.95 feet; thence N 02°17'38" E, a distance of 248.22 feet; thence S 88°04'16" E, a distance of 153.25 feet to a Westerly right of way line of above mentioned CSX right of way line; thence N 24°39'46" W and along said right of way line; a distance of 249.74 feet; thence N 90°00'00" E and along said right of way line, a distance of 10.02 feet to the POINT OF BEGINNING.




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EXHIBIT B
Permitted Encumbrances


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1. Taxes for 2008 and subsequent years, not yet due and payable;
2. Mineral and mining rights not owned by Grantor.
3. Easement recorded in Volume 202, Page 105 in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 226, Page 589 in the Probate Office of Shelby County, Alabama.
5. Any portion of the Premises lying within a railroad right of way.