

STATE OF ALABAMA

§

WARRANTY DEED

SHELBY COUNTY

§

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR in hand by the GRANTEE herein, the receipt whereof is hereby acknowledged, I, Rodney L. Higgins, Jr., a single man, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto Olin G. Pinkston, III (herein referred to as GRANTEE), his heirs and assigns, the following described real Estate, situated in the County of Shelby and the State of Alabama, to-wit:

Commence at the point of intersection of the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, and the bank of the Coosa River; thence North 69 degrees 00 minutes 29 seconds East 5713.38 feet to the point of beginning; thence North 24 degrees 20 minutes 28 seconds West 799.83 feet; thence North 24 degrees 20 minutes 28 seconds West 407.17 feet; thence North 88 degrees 18 minutes 53 seconds East 487.30 feet to the bank of the Coosa River; thence along said bank for the following calls:
South 30 degrees 18 minutes 25 seconds East 489.65 feet;
South 25 degrees 21 minutes 21 seconds East 493.94 feet;
South 09 degrees 34 minutes 03 seconds East 233.85 feet;
thence leaving said bank South 88 degrees 18 minutes 24 seconds West 464.14 feet to the point of beginning. Containing 13.34 acres, more or less.

Together with a non-exclusive 30-foot easement for ingress, egress and utilities the centerline of which is described as follows:

Commence at the point of intersection of the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, and the bank of the Coosa River; thence North 69 degrees 00 minutes 29 seconds East 5713.38 feet; thence North 24 degrees 20 minutes 28 seconds West 799.83 feet to the point of beginning; thence South 81 degrees 06 minutes 37 seconds West 44.49 feet; thence North 66 degrees 22 minutes 44 seconds West 148.23 feet; thence North 29 degrees 40 minutes 39 seconds West 790.28 feet; thence North 35 degrees 18 minutes 08 seconds West 235.94 feet; thence North 40 degrees 17 minutes 22 seconds West 290.14 feet; thence North 29 degrees 54 minutes 16 seconds West 933.57 feet; thence along the following calls:

North 29 degrees 54 minutes 16 seconds West 20.00 feet;
South 67 degrees 28 minutes 44 seconds West 120.66 feet;
North 84 degrees 52 minute 43 seconds West 117.82 feet;
South 76 degrees 36 minutes 47 seconds West 144.74 feet;
South 28 degrees 51 minutes 54 seconds West 49.88 feet;
South 10 degrees 19 minutes 34 seconds East 145.51 feet;
South 23 degrees 45 minutes 28 seconds West 289.42 feet;
South 21 degrees 48 minutes 20 seconds West 184.85 feet;
South 15 degrees 18 minutes 42 seconds West 232.66 feet;

(Execution and acknowledgment start on the next page)



South 09 degrees 07 minutes 04 seconds West 184.54 feet;
South 80 degrees 48 minutes 56 seconds West 401.82 feet to the
East right of way of County Road 62; said easement is 15-left and
15-foot right of the above described centerline for a total of 30
feet.

This conveyance is subject to all easements, restrictions and rights
of way of record affecting the above-described property.

TO HAVE AND TO HOLD, the aforegranted premises to said
GRANTEE, his heir and assigns, **FOREVER**.

And **GRANTOR** does covenant with the said **GRANTEE**, his heirs and
assigns, that he is lawfully seized in fee simple of the
aforementioned premises; that they are free from all encumbrances,
except as hereinabove provided; that he has a good right to sell and
convey the same to the said **GRANTEE**, his heirs and assigns, and that
GRANTOR will **WARRANT AND DEFEND** the premises to the said **GRANTEE**,
his heirs and assigns forever, against the lawful claims and demands
of all persons except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
9th day of May, 2008.

Rodney L. Higgins, Jr. (L.S.)
Rodney L. Higgins, Jr.

STATE OF ALABAMA §

COUNTY OF MONTGOMERY §

I, the undersigned authority, a Notary Public in and for said
State At Large, hereby certify that Rodney L. Higgins, Jr. whose
name is signed to the foregoing conveyance and who is known to me,
acknowledged before me on this date that, being informed of the
contents of the conveyance, he executed the same voluntarily and
with full authority on the date the same bears date.

GIVEN under my hand and seal this 9th day of May,
2008.

(SEAL)

NOTARY PUBLIC

Shelby County, AL 05/12/2008
State of Alabama

My Commission Expires: 7/24/10

Deed Tax: \$409.00

PREPARED BY:
GREGORY A. CARR, SR.
P.O. BOX 4807
MONTGOMERY, AL 36103-4807