

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

Send Tax Notice To: David W. Biggers

WARRANTY DEED

20080722000295190 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/22/2008 10:54:14AM FILED/CERT

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Forty Five Thousand dollars and Zero cents (\$45,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Norman A. Bialy, II, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David W. Biggers (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.

\$127,991.00 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, I have hereunto set my hand(s) and seal(s), this 2 day of July 2008.

[Signature] (SEAL)
Witness: Gisela Novich (SEAL)
Alma Howington (SEAL)
Witness: Alma Howington

[Signature] (SEAL)
Norman A. Bialy, II (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)

STATE OF Florida

COUNTY OF Broward

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Norman A. Bialy, II 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July 2008.

Alma Howington
Notary Public
My Commission Expires: _____

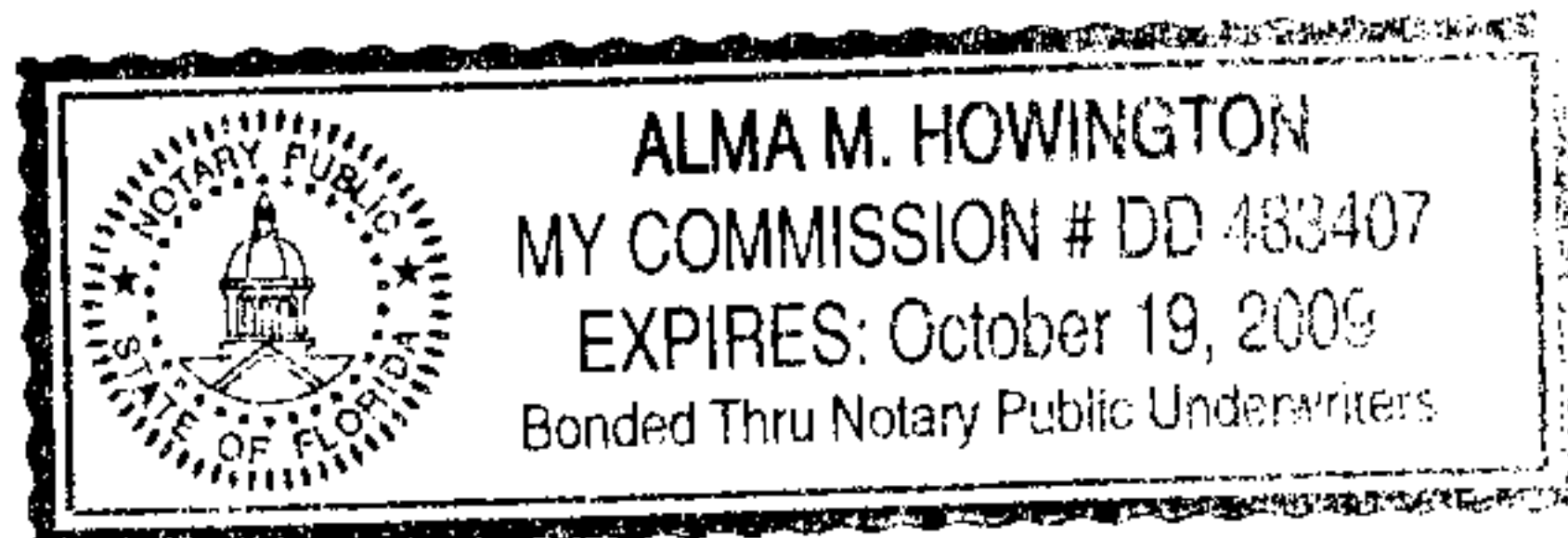


EXHIBIT A

A parcel of land in the Northwest quarter of the Northwest Quarter of Section 26, and in the Northeast quarter of the Northeast quarter of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama; described as follows: Commence at the Northwest corner of said Section 26, Township 18 South, Range 2 East, Shelby County, Alabama; thence North 90 degrees 00 minutes East, 469.62 feet; thence South 00 degrees 00 minutes East, 534.74 feet; thence South 34 degrees 09 minutes 52 seconds West, 499.84 feet to the Northwest right of way of County Road 57; thence leaving said road North 56 degrees 54 minutes 15 seconds West, 184.55 feet; thence North 29 degrees 18 minutes 14 seconds East, 357.73 feet; thence South 89 degrees 54 minutes 11 seconds West, 547.52 feet; thence South 00 degrees 55 minutes 30 seconds East, 381.61 feet; thence North 82 degrees 55 minutes 47 seconds East, 221.78 feet; thence South 60 degrees 10 minutes 08 seconds East, 282.00 feet to the Northwest right of way of County Road 57; thence along said road North 34 degrees 09 minutes 52 seconds East, 100.00 feet to the point of beginning.

According to the survey of Michael Moates, dated August 1, 2006.



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