

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

Send Tax Notice To: Larry & Wayne Properties, LLC
100 Applegate Center
~~Columbiana, AL 35051~~
Pelham AL 35124

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Sixty Thousand dollars and Zero cents (\$60,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cecil R. Falkner and Sarah A. Falkner, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Larry & Wayne Properties, LLC (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.

\$0.00 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, we have hereunto set our hand(s) and seal(s), this 23rd day of September 2008.

(SEAL)

Cecil R. Falkner
Cecil R. Falkner (SEAL)

(SEAL)

Sarah A. Falkner
Sarah A. Falkner (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Cecil R. Falkner and Sarah A. Falkner whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September 2008.


20080929000384240 1/2 \$74.00
Shelby Cnty Judge of Probate, AL
09/29/2008 12:55:26PM FILED/CERT

Shelby County, AL 09/29/2008
State of Alabama

Deed Tax: \$60.00

[Signature]
Notary Public
My Commission Expires: 10/16/08

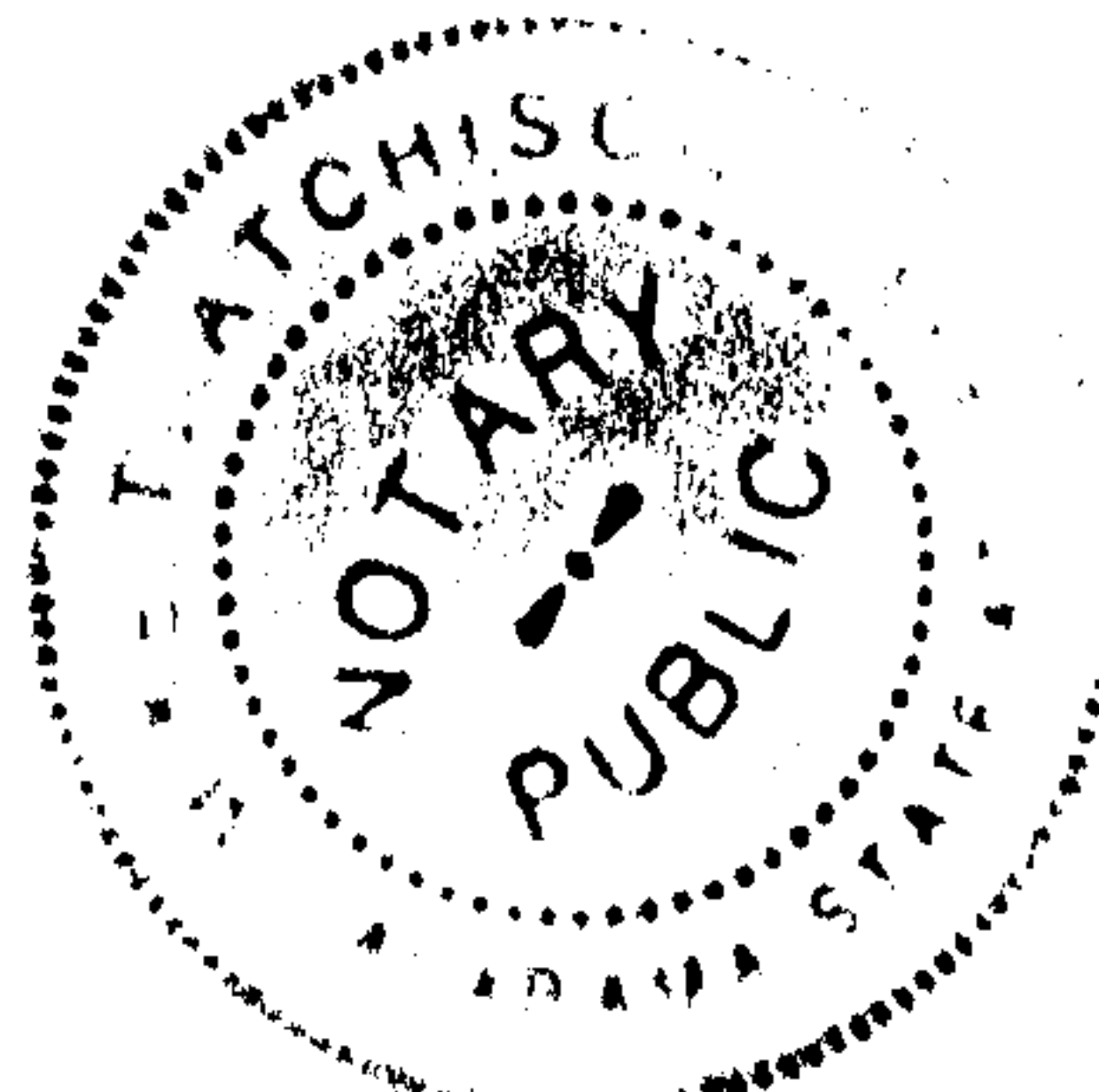


EXHIBIT A

Lot 2, according to the recorded map of WEAVER FARMS, as recorded in Map Book 13, Page 38, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land lying in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run West along the North $\frac{1}{4}$ - $\frac{1}{4}$ line 611.49 feet to a point on the East right of way of the Old L & N Railroad spur; thence turn left 108 degrees 22 minutes 59 seconds and run Southeast along said right of way 743.01 feet to the point of beginning; thence continue last course 62.70 feet; thence turn left 106 degrees 52 minutes 52 seconds and run Northeast 230.73 feet to a point on the West right of way of Shelby County Highway #47; thence turn left 82 degrees 40 minutes 21 seconds and run Northwest along said highway right of way 60.49 feet; thence turn left 97 degrees 19 minutes 39 seconds and run Southwest 220.24 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Amos Cory, P.L.S., #10550, dated March 21, 1988.

Together with all rights acquired by Weaver Land Co. by virtue of permit by and between Alabama Gas Corporation and Weaver Land Co., dated February 13, 1989, recorded in Real Record 226, Page 469, in Probate Office.



20080929000384240 2/2 \$74.00
Shelby Cnty Judge of Probate, AL
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