



20090330000116660 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
03/30/2009 03:01:08PM FILED/CERT

SEND TAX NOTICES TO:

EL GALOPE, INC.
230 Doug Baker Blvd.
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, MICHAEL ARNETT and wife, SANDRA ARNETT (herein jointly, severally and collectively referred to as "Grantor"), hereby grants bargains, sells, and conveys unto EL GALOPE, INC., an Alabama corporation (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.


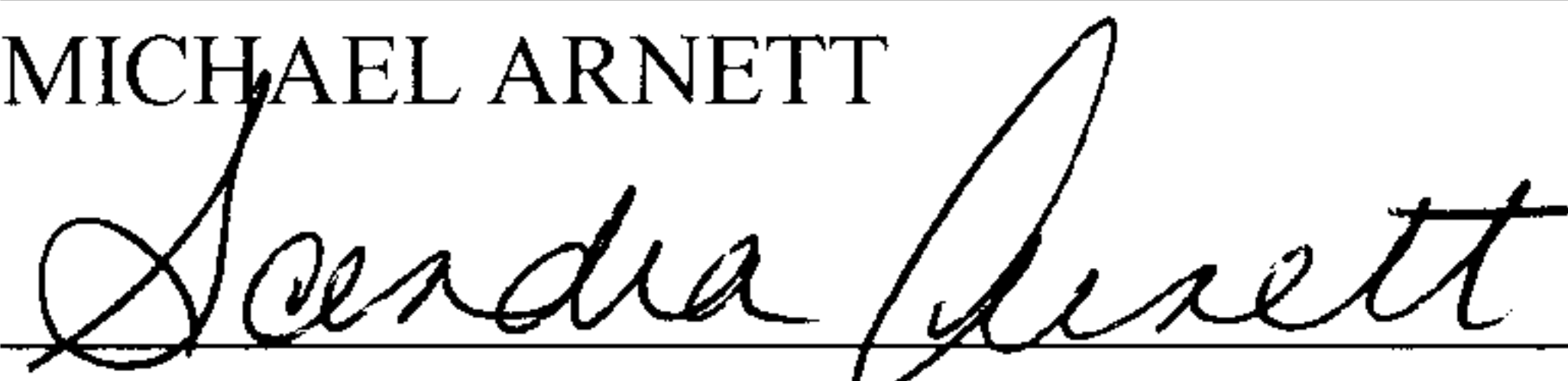
[Proceeds in the amount of \$160,000.00 of the purchase price recited above were paid from a mortgage loan closed simultaneously herewith.]

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24 day of March, 2009.

	L.S.
MICHAEL ARNETT	(Individually)
	L.S.
SANDRA ARNETT	(Individually)

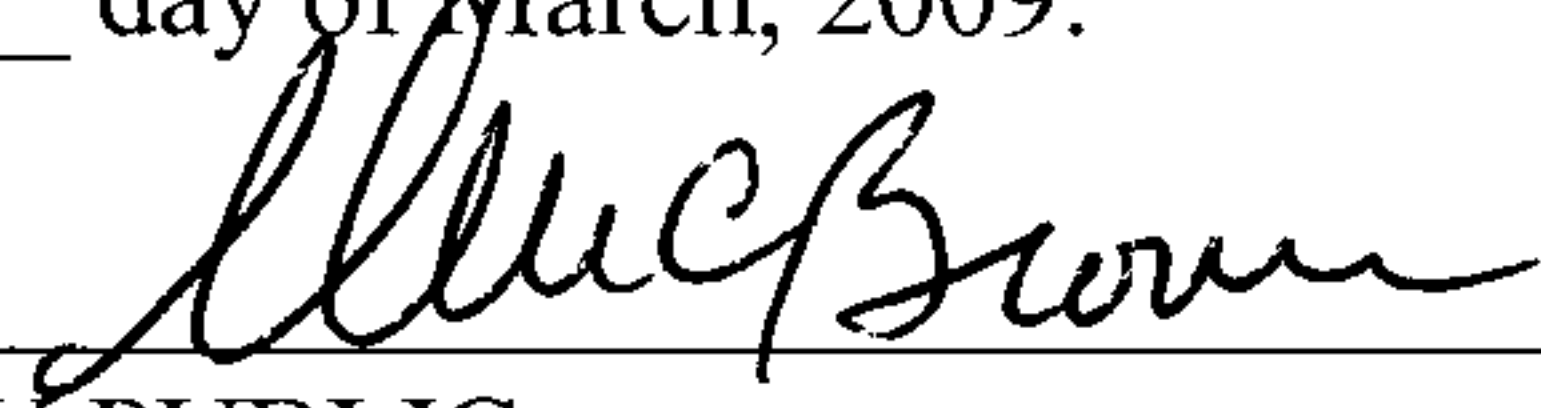


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STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL ARNETT and wife, SANDRA ARNETT, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of March, 2009.



NOTARY PUBLIC
My Commission Expires: 12/14/2012

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel, Hairston, & Johanson P.C.
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

Shelby County, AL 03/30/2009
State of Alabama

Deed Tax: \$40.00

EXHIBIT "A"

A parcel of land located in the West Half of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama. Commence at the Northerly most corner of Laurel Cliffs as recorded in Map Book 12, Page 35 in the Office of the Judge of Probate, Shelby County, Alabama. Thence run South 61 degrees 57 minutes 42 seconds East along the Northerly line of said Laurel Cliffs 50.00 feet; thence North 29 degrees 07 minutes 48 seconds East 106.10 feet; thence North 36 degrees 22 minutes 44 seconds East along a sewer line 394.55 feet; thence North 46 degrees 55 minutes 44 seconds East along a sewer line 311.79 feet; thence North 21 degrees 42 minutes 48 seconds East along a sewer line 82.95 feet to the point of beginning; thence continue North 21 degrees 42 minutes 48 seconds East along sewer line to a point on the Southerly Right-of-Way of Yeager Court; thence North 63 degrees 22 minutes 18 seconds West along Right-of-Way of Yeager Court 132.90 feet; thence South 26 degrees 39 minutes 42 seconds West a distance of 97.00 feet; thence South 63 degrees 20 minutes 18 seconds East 141.30 feet to the point of beginning.

SUBJECT TO: i) taxes and assessments for the year 2009, a lien but not yet payable; ii) right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290; iii) sewer easement as referred to in deed recorded in Real Volume 165, Page 146; iv) right of way granted to the City of Pelham as recorded in Real Volume 121, Page 423; v) non-exclusive easement as reserved in Instrument # 1999-09537; and vi) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.