

SEND TAX NOTICES TO:
MCNEILL PROPERTIES, LLC
Attn: I. H. McNeill, III
348 County Road 135
Jemison, Alabama 35085

WARRANTY DEED


20100111000009290 1/3 \$417.00
Shelby Cnty Judge of Probate, AL
01/11/2010 12:10:35 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, Harold R. Walker (by his wife and attorney-in-fact, Frances J. Walker), and Frances J. Walker (herein jointly, severally and collectively referred to as "Grantor"), hereby grants bargains, sells, and conveys unto MCNEILL PROPERTIES, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

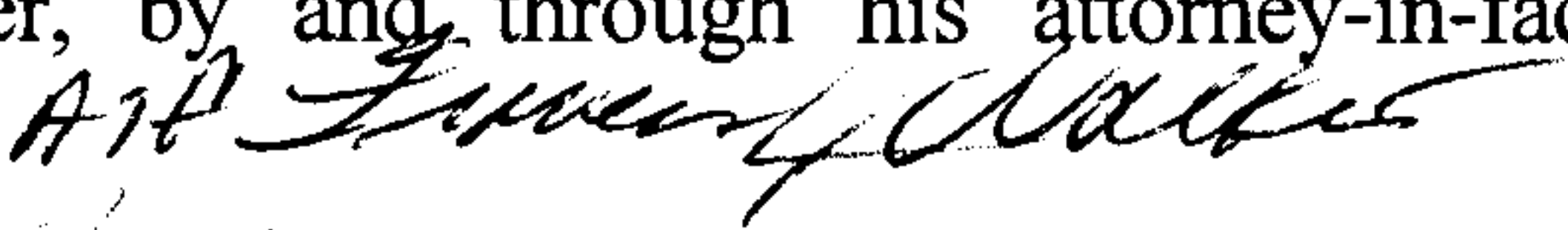
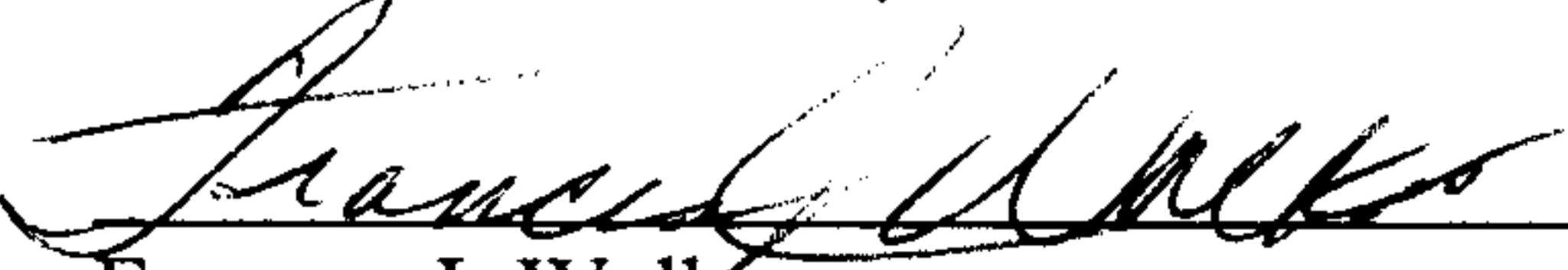
[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

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 29th day of December, 2009.



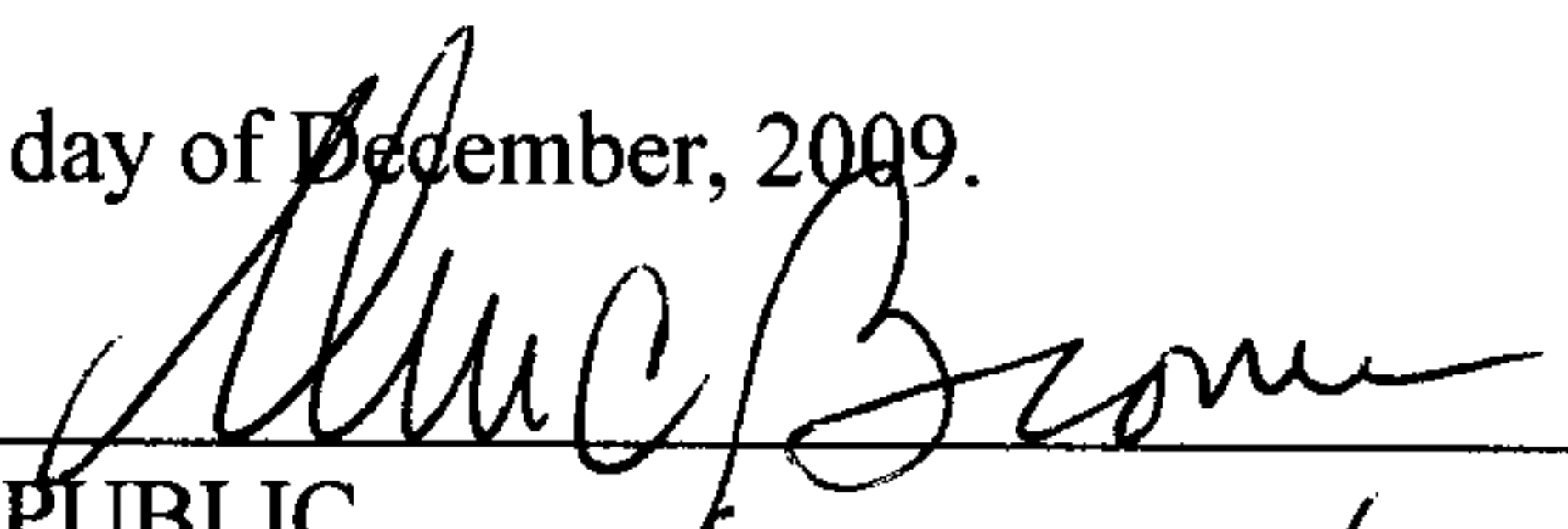
Harold R. Walker, by and through his attorney-in-fact,
Frances J. Walker 


Frances J. Walker (Individually)

STATE OF ALABAMA
JEFFERSON COUNTY

I, William C. Brown, Notary Public for the State of Alabama, do hereby certify that Frances J. Walker, whose name as Attorney in Fact for Harold R. Walker, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of December, 2009.



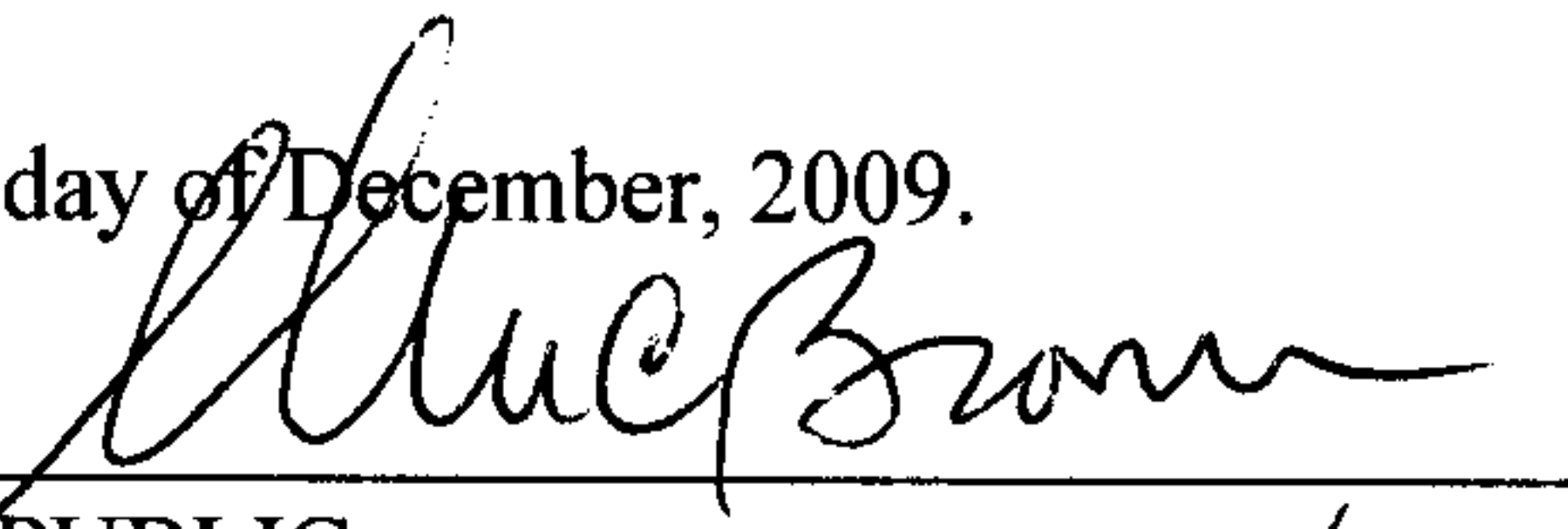
NOTARY PUBLIC

My Commission Expires: 12/14/2012

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances J. Walker, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29 day of December, 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



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EXHIBIT "A"

Part of the Northeast ¼ of Northeast ¼, Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast Corner of said Section 36 and run Southerly along the East line of said Section for a distance of 549.85 feet; thence turn an angle of 76 degrees, 10 minutes, 07 seconds to the right and run Southwesterly for 673.29 feet; thence turning an angle of 67 degrees, 04 minutes, 29 seconds to the right, run in a Northwesterly direction along the Northeasterly right of way line of Shelby County Highway #275 for a distance of 208.79 feet to the point of beginning of the land here described; thence continue along the same course for a distance of 100 feet; thence turn an angle of 94 degrees, 15 minutes to the right and run in a Northeasterly direction for a distance of 158 feet; thence turn an angle to the right of 85 degrees, 45 minutes and run in a Southeasterly direction for a distance of 100 feet; thence turning an angle of 94 degrees, 15 minutes to the right run in a Southwesterly direction for a distance of 158 feet to the point of beginning.

Less and Except:

Part of the Northeast quarter of the Northeast quarter of Section 36, Township 19 South, Range 3 West, more particularly described as follows:

From the Northeast corner of said Section 36, run Southerly along the East line of said Section for a distance of 549.85 feet; thence turn an angle of 76 degrees, 10 minutes, 07 seconds to the right and run in a Southwesterly direction for a distance of 387.73 feet to the point of beginning of the property herein described; thence continue on the same course for a distance of 285.56 feet to the Northeast right of way line of Shelby County Highway No. 275; thence turn an angle of 67 degrees, 05 minutes to the right and run in a Northwesterly direction along said highway right of way for a distance of 208.79 feet; thence turn an angle of 94 degrees, 15 minutes to the right and run in a Northeasterly direction for a distance of 123.00 feet; thence turn an angle of 94 degrees, 15 minutes to the left and run in a Northwesterly direction for a distance of 100.00 feet; thence turn an angle of 85 degrees, 45 minutes to the left and run in a Southwesterly direction for a distance of 123.00 feet to the Northeasterly boundary of Shelby County Highway No. 275; thence turn an angle of 85 degrees, 22 minutes to the right and run in a Northwesterly direction for a distance of 100.10 feet; thence turn an angle of 40 degrees, 23 minutes to the right and run in a Northeasterly direction for a distance of 26.62 feet to the South right of way line of Alabama Highway No. 261; thence turn an angle of 64 degrees, 32 minutes to the right and run in a Northeasterly direction along said highway right of way for a distance of 129.19 feet; thence turn an angle of 1 degrees, 39 minutes, 34 seconds to the right and continue along said right of way for a distance of 119.20 feet; thence turn an angle of 9 degrees, 38 minutes, 07 seconds to the left and continue along said right of way for a distance of 53.09 feet; thence turn an angle of 70 degrees, 11 minutes, 30 seconds to the right and run in a Southeasterly direction for a distance of 268.66 feet; thence turn an angle of 40 degrees, 37 minutes, 03 seconds to the right and run in a Southeasterly direction for a distance of 233.36 feet to the point of beginning of the property herein described.

SUBJECT TO: i) taxes and assessments for the year 2010, a lien but not yet payable; ii) less and except any part of subject property lying within the right of way of a public road; iii) right of way granted to Alabama Power Company as set out in Instrument recorded in Deed Book 251, Page 50 B and Deed Book 251, Page 510; iv) Right of Way to Shelby County as recorded in Deed Book 153, Page 183; v) permits to Alabama Power Company recorded in Deed Book 251, Page 508; Deed Book 101, Page 500; and Deed Book 130, Page 302; vi) easement to AT&T as shown on survey of subject land by William J. Egan, Jr. dated January 31, 1878; vii) right of way to Howard McClendon and wife, Dorothy McClendon as recorded in Deed Book 297, Page 17; and viii) coal, oil, gas and mineral and mining rights which are not owned by Grantor/Mortgagor.

