

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

This indenture made this the 9 day of September 2010, between DONALD L. DONAHOO and LINDA D. DONAHOO, (hereinafter referred to as "Grantors"), and JEFFREY W. TYER, (hereinafter referred to as "Grantee"):

WITNESSETH: That the Grantors, in consideration of the sum of Thirty Thousand Dollars (\$30,000.00), paid by the Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, to-wit:

PARCEL ONE:

Commence at the southwest corner of the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 2 East, thence run north along the west line of said ¼ ¼ Section a distance of 127.90 feet to the northeast R.O.W. line of U. S. Highway 280, and the point of beginning; thence continue north along the west line of said ¼ ¼ Section a distance of 498.92 feet; thence turn an angle of 127 deg. 45 min. to the right and run a distance of 334.42 feet; thence turn an angle of 80 deg. 30 min. to the right and run a distance of 400.00 feet to the northeast R. O. W. line of said Highway; thence turn an angle of 99 deg. 30 min. to the right and run along said R. O. W. line a distance of 95.00 feet to the point of beginning; situated in the NE ¼ of the SE ¼ of Section 34, Township 19 South, Range 2 East, containing 2.00 acres.

THE GRANTOR'S SOURCE OF TITLE IS FOUND IN INST. #2001-10530, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL TWO:

The following tract of land in Harpersville, Alabama, more particularly described as follows: Commence at the point where West line of SW ¼ of SE ¼, Section 28, Township 19, Range 2 East, intersects south margin of right-of-way of what is known as the Florida Short Route, a public highway running through said Harpersville, Alabama, and from said point of beginning run South 21 deg. 30 min. East 150 feet; thence North 88 deg. 30 min. West 136 feet; thence North 12 deg. 30 min. East 150 feet to the Southern margin of right-of-way of said Florida Short Route; thence South 77 deg. 30 min. East 50 feet along the Southern line of said right-of-way to the point of beginning. The land herein conveyed consists of .41 acres, more or less, and lies partly in SW ¼ of SE ¼ and partly in the SE ¼ of SW ¼ of Section 28, Township 19, Range 2 East.

Shelby County, AL 09/14/2010

State of Alabama

Deed Tax : \$30.00



20100914000299880 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
09/14/2010 01:10:17 PM FILED/CERT

THE GRANTOR'S SOURCE OF TITLE IS FOUND IN INST. #2001-10529, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL THREE:

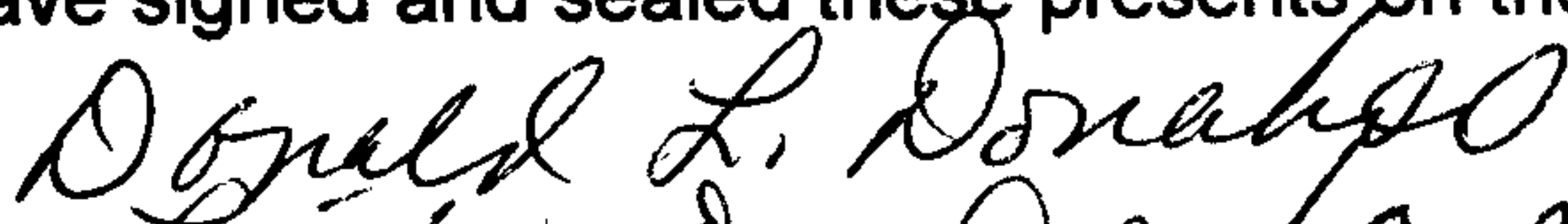
Commence at a 3 inch by 3 inch concrete monument in place accepted as the Southwest corner of the SE ¼ of the SW ¼ of Section 1, Township 20 South, Range 2 East; thence proceed South 87 deg. 33 min. 25 sec. East along the South boundary of said ¼-¼ Section for a distance of 373.60 feet (set ½ inch rebar) to a point on the Southeasterly boundary of a roadway as referenced in deed on record in the Office of the Judge of Probate of Shelby County, Alabama, on Inst. #1994-08261, said point being the point of beginning. From this beginning point continue South 87 deg. 33 min. 25 sec. East along the South boundary of said ¼-¼ Section for a distance of 633.62 feet (set ½ inch rebar) to its point of intersection with the Westerly right-of-way of U. S. 280 Highway; thence proceed North 50 deg. 37 min. 58 sec. West along the Westerly right-of-way of said U. S. 280 Highway for a distance of 501.56 feet to a ½ inch crimp top pipe in place, said point being located on the Southeasterly boundary of said roadway as referenced on Inst. #1994-08261; thence proceed South 31 deg. 26 min. 23 sec. West along the Southeasterly boundary of said roadway for a distance of 89.91 feet (set ½ inch rebar); thence proceed South 40 deg. 43 min. 55 sec. West along the Southeasterly boundary of said roadway for a distance of 206.68 feet (set ½ inch rebar); thence proceed South 47 deg. 42 min. 10 sec. West along the Southeasterly boundary of said roadway for a distance of 85.91 feet to the point of beginning.

The above described property is located in the SE ¼ of the SW ¼ of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama.

THE GRANTOR'S SOURCE OF TITLE IS FOUND IN INST. # 2001-02935, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

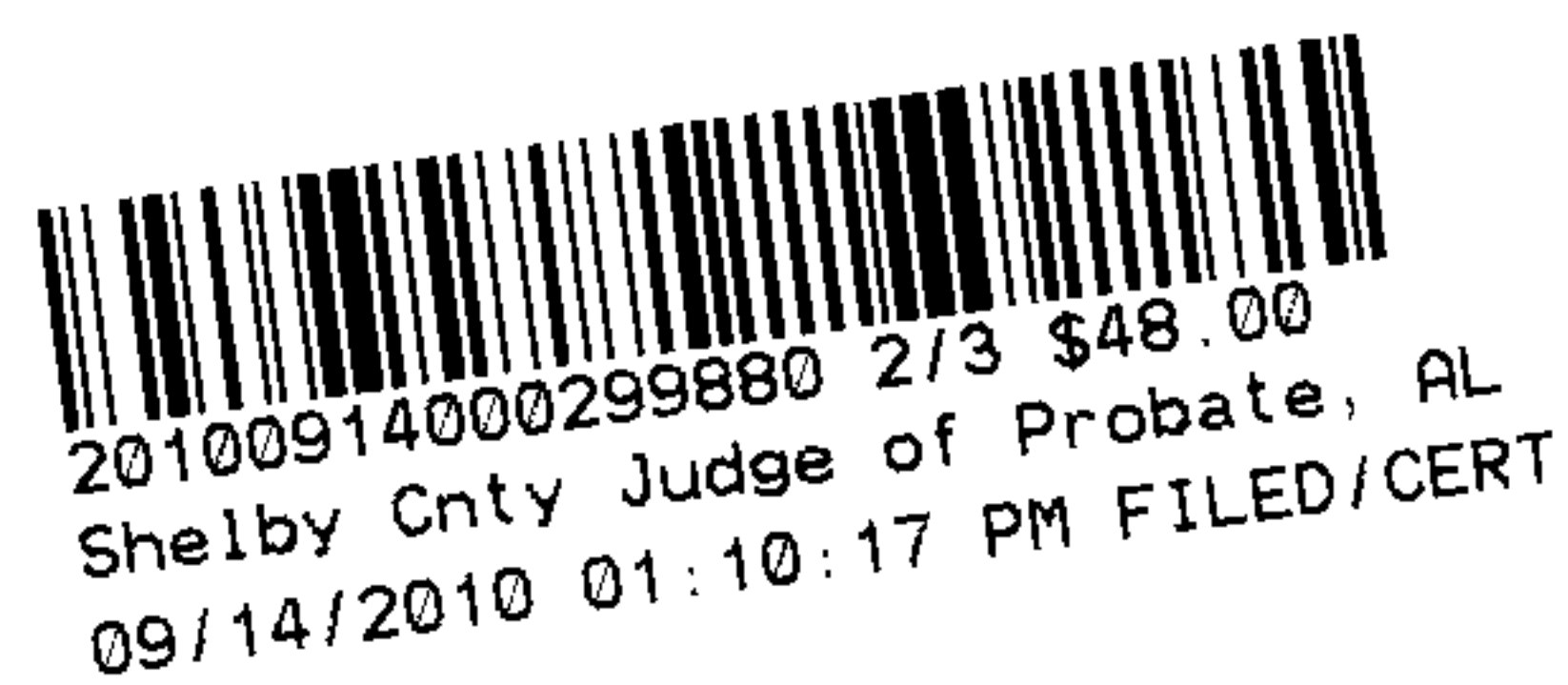
TO HAVE AND TO HOLD, unto the said Grantee, his heirs and assigns in fee simple, forever. And the Grantors will forever warrant and defend the title to the same to the said Grantee, and to his heirs, representatives and assigns, from every lawful claim whatever.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents on the date above written.



Donald L. Donahoo by Linda D. Donahoo,
his attorney in fact.


Linda D. Donahoo



STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned Notary Public in and for said State and County, hereby certify that ,
LINDA D. DONAHOO, as Attorney-in-Fact for DONALD L. DONAHOO, 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 this conveyance, she executed the same voluntarily, on
the day the same bears date.

Given under my hand this the 9 day of September 2010.

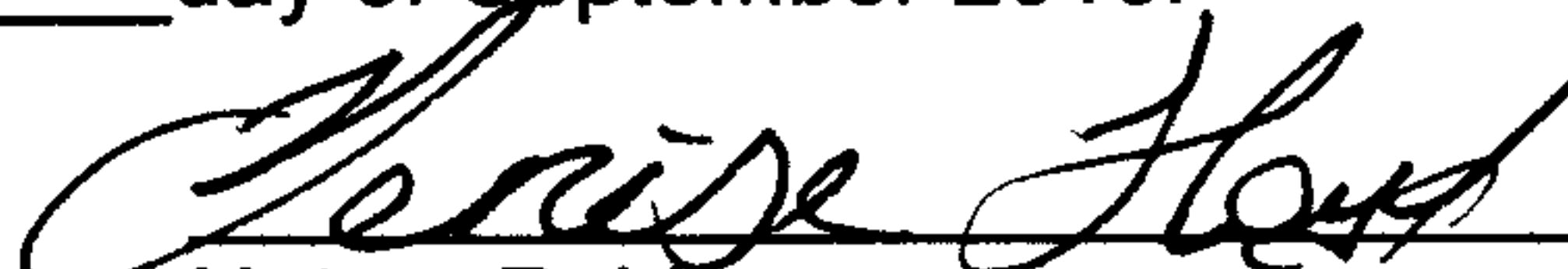


Notary Public

STATE OF ALABAMA,
COUNTY OF ETOWAH

I, the undersigned Notary Public in and for said State and County, hereby certify that
LINDA D. DONAHOO, 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 this
conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand this the 9 day of September 2010.



Notary Public

Address of Grantee:

No Title Opinion Requested
of Preparer of this Instrument
and None Given

This instrument prepared by:
Jane V. Floyd, Attorney at Law
808 Chestnut Street; Gadsden, AL


20100914000299880 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
09/14/2010 01:10:17 PM FILED/CERT