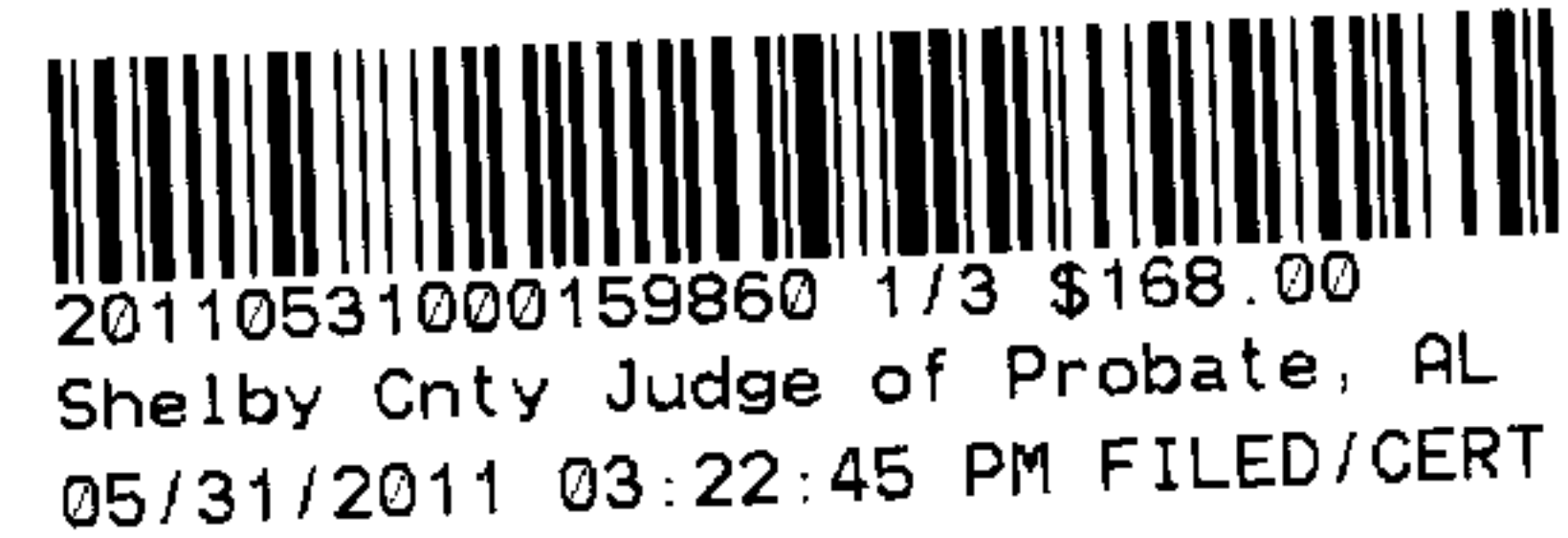


THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Jean Lowe Rasco
2 Lake Forest Lane
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS AND 00/100 (\$ 150,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, WE, JENNINGS PROPERTIES & INVESTMENTS, LLC (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JEAN LOWE RASCO, a married woman (herein referred to as Grantees) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said Section 26 for a distance of 334.00 feet to a point; thence turn an angle of 89°47'23" to the left and run Easterly for a distance of 89.74 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 310.26 feet to a point; thence turn an angle of 28°50'01" to the left and run 270.05 feet to a point; thence turn an angle of 76°38'12" to the right and run 76.17 feet; thence turn an angle of 11°02'15" to the right and run 137.80 feet; thence turn an angle of 7°57'30" to the left and run 113.70 feet; thence turn an angle of 2°22'35" to the right and run 57.16 feet; thence turn an angle of 34°32'11" to the right and run 114.55 feet; thence turn an angle of 9°00'51" to the left and run 114.00 feet; thence turn an angle of 47°27'16" to the right and run 61.68 feet to a point; thence turn an angle of 80°31'21" to the right and run 511.66 feet to a point; thence turn an angle of 29°04'45" to the right and run 135.00 feet to a point; thence proceed along a curve to the left having a central angle of 23°13'28" and a radius of 345.90 feet, for an arc distance of 140.21 feet to a point; thence turn an angle of 32°36'46" to the left, from the tangent to the curve, and run 109.97 feet to a point; thence proceed along a curve to the right, having a central angle of 66°24'55" and a radius of 25.00 feet, for an arc distance of 28.98 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama. Also: A right of way located in the NW 1/4 of the NW 1/4 of Section 26; Township 21 South, Range 1 East, Shelby County, Alabama, for ingress and egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northwest corner of said Section 26; Thence run South along the West Section Line 334.00 feet; thence turn left 89°47'23" and run East 57.76 feet to the point of the beginning of said centerline; thence run right 89°23'18" and run South 45.00 feet; thence turn left 89°23'18" and run East 290.00 feet to the point of a clockwise curve having a Delta angle of 55°00'00" and a radius of 175.00 feet; thence run along the arc of said curve 167.99 feet to the point of tangent; thence continue tangent to said curve 188.09 feet to the end of said centerline and the center of cul-de-sac with a radius of 55.00 feet. A right of way located in the SW 1/4 of the SW 1/4 of Section 23 and in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 East; for ingress, egress, and utilities, 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Northwest corner of said Section 26; thence run South along the West Section line 334.00 feet; thence turn left 89°47'23" and run east 57.76 feet to the point of beginning of said centerline; thence turn left 90°36'42" and run north 1351.88 feet to the point of a clockwise curve having a delta angle of 91°07' and a radius of 250.00 feet; thence run along the arc of said curve 397.57 feet to the point of tangent; thence continue tangent to said curve and run east 1088.98

feet to the center of a County maintained road and the end of said centerline.

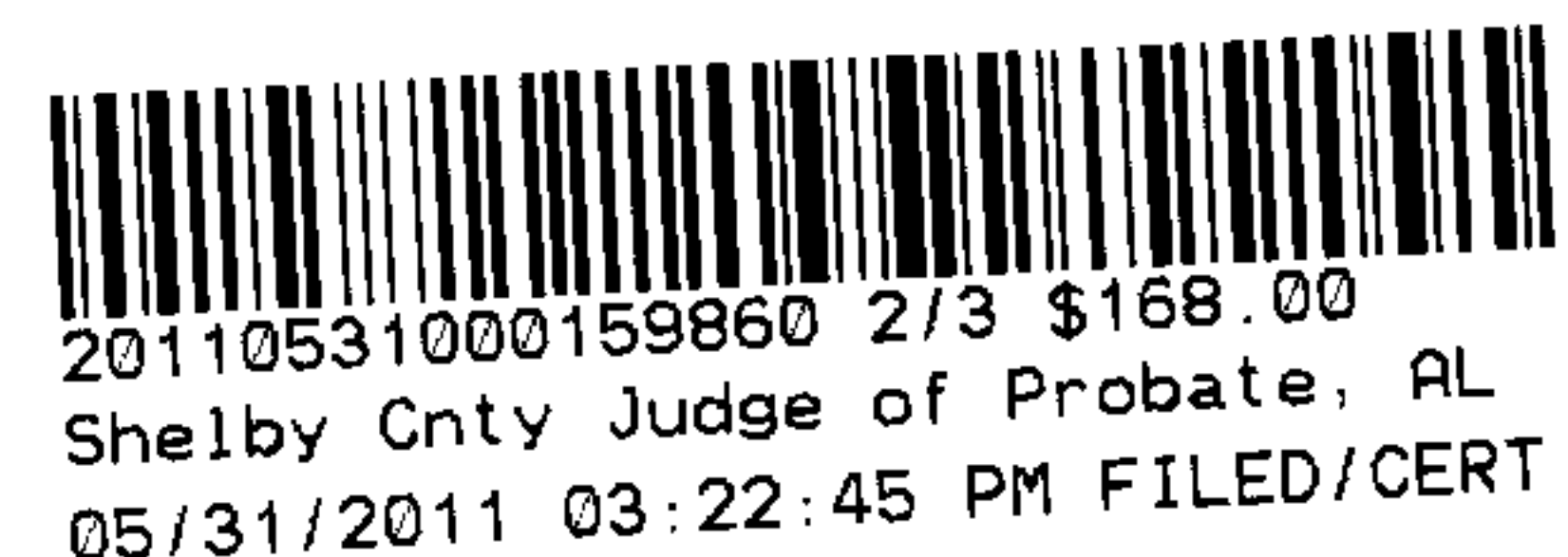
Subject to all easements, restrictions, reservations, provisions, covenants, building set-back line and rights-of-way of record.

SUBJECT TO

1. Taxes for the year 2011, and subsequent years, not yet due and payable.
2. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
3. Access Easement recorded in Instrument # 1992-28462 in the Probate Office of Shelby County, Alabama.
4. Right of way for road recorded in Real 234, Page 504 in the Probate Office of Shelby County, Alabama.
5. Road Maintenance Agreement recorded in Instrument 20030806000510150 in the Probate Office of Shelby County.
6. Easement of Bethel water, as recorded in Instrument # 200308060005105220, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Instrument 20030806000510210, in the Probate Office of Shelby County, Alabama.
8. Right of way granted to Alabama Power Company by instrument recorded in Instrument 1995-7095 in the Probate Office of Shelby County, Alabama.
9. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
10. Rights or claims of parties in possession not shown by the public records.
11. Easements, or claims of easements, not shown by the public records.
12. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
13. Taxes or special assessments which are not shown as existing liens by the public records.
14. Such state of facts as shown on recorded subdivision plat, as applicable.
15. Any prior reservations or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under subject property.
16. All rights of redemption in favor of any and all parties entitled to redeem subject property from that certain mortgage foreclosure sale evidence by foreclosure deed recorded in Instrument 20110426000126290, under and in accordance with the laws of the State of Alabama and/or the United States of America. Said rights to expire 04/20/2012, one (1) year from the date of foreclosure.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, heirs, executors and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, **Ashley Jennings** who is authorized to execute this conveyance, has hereto set its signature and seal this 26 day of May, ~~2010~~ 2011.

GRANTOR,

JENNINGS PROPERTIES & INVESTMENTS, LLC

Ashley H. Jennings
By: Ashley Jennings
Its: Managing Member


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **Ashley Jennings**, whose name as **Managing Member of Jennings Properties & Investments, LLC**, 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 she, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 26 day of May, 2011.

Honie D. Butler
NOTARY PUBLIC
My Commission Expires: 10-23-12

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20110531000159860 3/3 \$168.00
Shelby Cnty Judge of Probate, AL
05/31/2011 03:22:45 PM FILED/CERT