

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

Send Tax Notice To: Ginger S. Carpenter
1494 Sunvalley Road
Harpersville, AL 35078

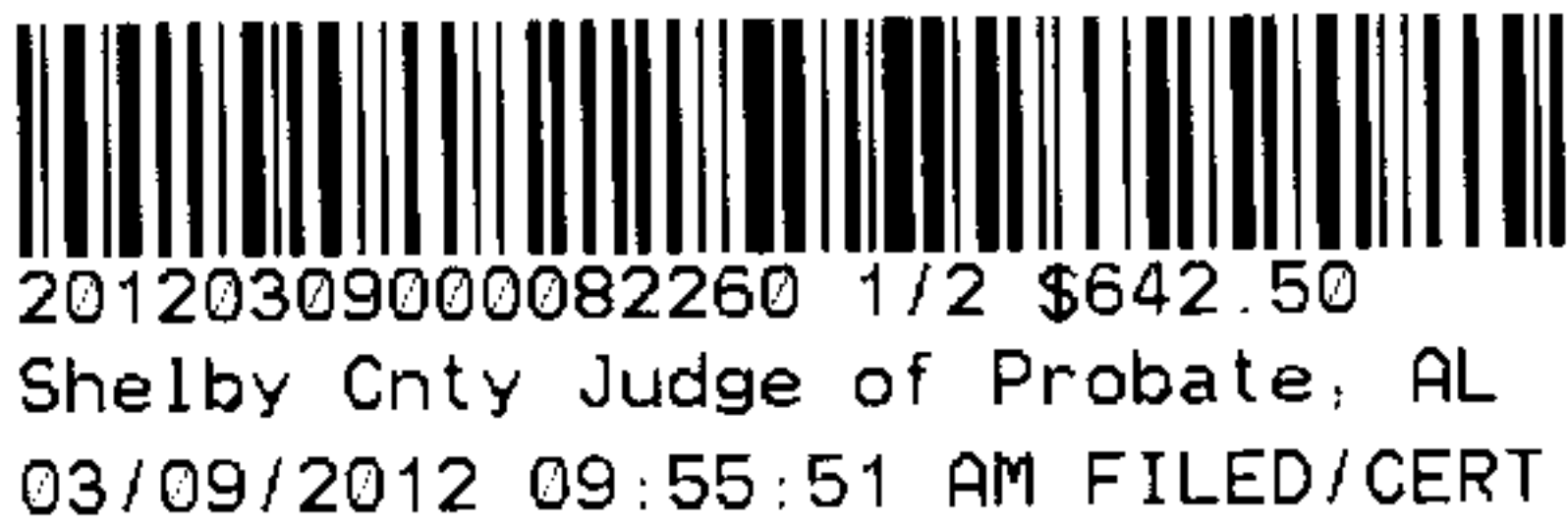
WARRANTY DEED

6495 Hwy 51
Wilsonville Ala 35180

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



That in consideration of Six Hundred Twenty Seven Thousand Two Hundred dollars and Zero cents (\$627,200.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Howard Holcombe, a single man (as to an undivided 50% interest); and Nancy C. Holcombe, a single woman (as to an undivided 50% interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ginger S. Carpenter (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.

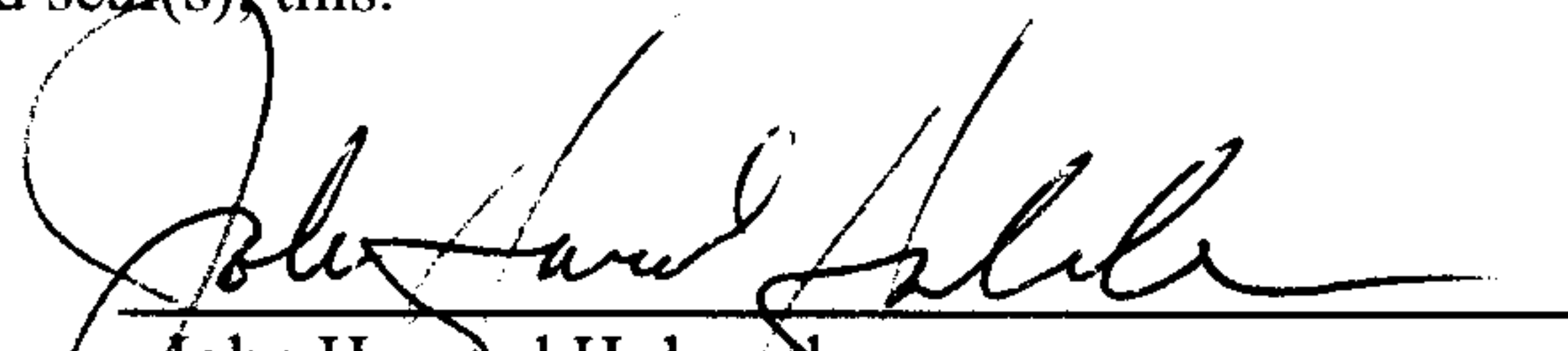
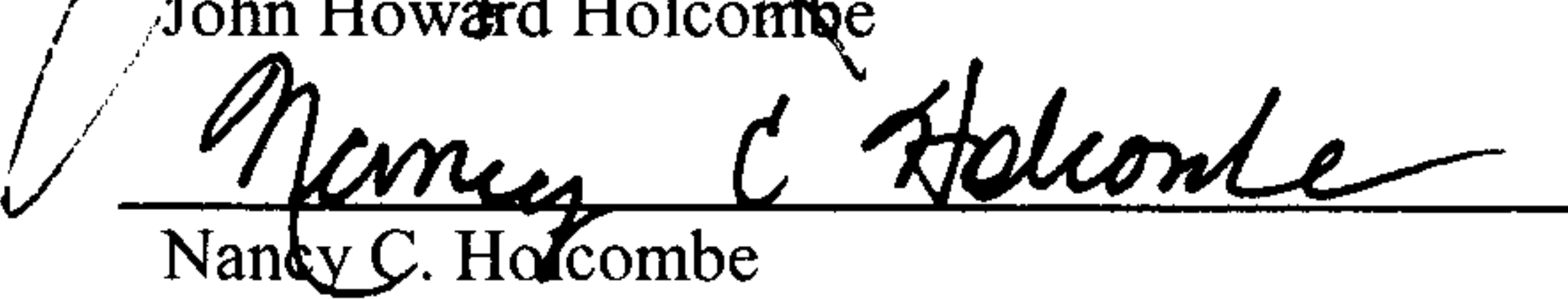
Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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.

_____	(SEAL)		(SEAL)
_____	(SEAL)	John Howard Holcombe	
_____	(SEAL)		(SEAL)
_____	(SEAL)	Nancy C. Holcombe	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

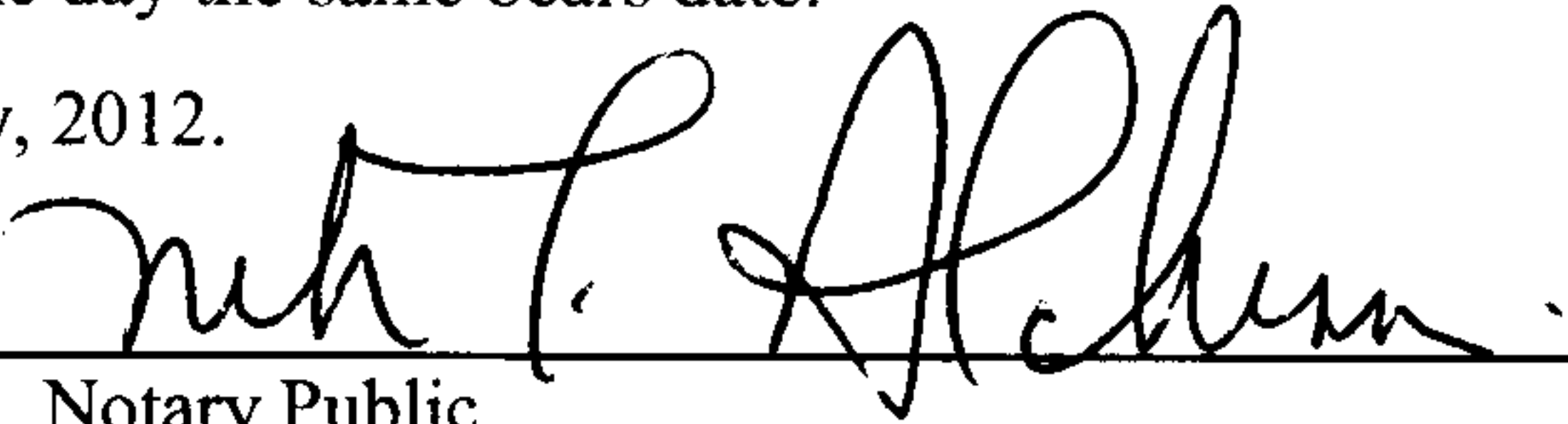
}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Howard Holcombe, a single man (as to an undivided 50% interest); and Nancy C. Holcombe, a single woman (as to an undivided 50% interest) 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 22nd day of February, 2012.



Notary Public
My Commission Expires: 10/16/12



EXHIBIT A

A parcel of land situated in the W ½ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Begin at the SE corner of the SE ¼ of the SW ¼ of said Section 2; thence South 89 degrees 18 minutes 49 seconds West along the South line of said Section 2 a distance of 1782.64 feet to a point on the Northeasterly right of way of Shelby County Highway No. 79; thence North 28 degrees 34 minutes 53 seconds West along said right of way a distance of 1698.46 feet; thence North 00 degrees 16 minutes 31 seconds West and leaving said right of way a distance of 1301.70 feet; thence South 87 degrees 51 minutes 05 seconds East a distance of 1317.54 feet; thence South 00 degrees 11 minutes 55 seconds West a distance of 1391.34 feet; thence South 46 degrees 53 minutes 54 seconds West a distance of 23.72 feet; thence South 08 degrees 14 minutes 32 seconds East a distance of 675.98 feet; thence North 89 degrees 24 minutes 04 seconds East a distance of 1216.93 feet; thence South 00 degrees 36 minutes 08 seconds West a distance of 658.63 feet to the point of beginning. According to survey of Christopher P. DeLucia, RLS #30342, dated February 20, 2012.

Subject to a non-exclusive 30-foot ingress and egress easement from the NW corner of the below described parcel to the Southwest corner where the below described parcel touches Shelby County Highway:
Commence at the SW corner of the W ½ of Section 2, Township 20 South, Range 2 East, city of Harpersville, Shelby County, Alabama; thence North 89 degrees 19 minutes 36 seconds East, a distance of 813.63 feet to the point of beginning; thence continue along the last described course, a distance of 1,781.40 feet; thence North 00 degrees 36 minutes 08 seconds East, a distance of 1,344.90 feet; thence South 89 degrees 30 minutes 35 seconds West a distance of 1,304.11 feet; thence North 00 degrees 21 minutes 30 seconds East, a distance of 1,391.34 feet; thence North 87 degrees 56 minutes 14 seconds West, a distance of 1,314.48 feet; thence South 00 degrees a distance of 1,301.70 feet to a point on the Northeasterly right of way line of Shelby County Highway 79; thence South 28 degrees 36 minutes 38 seconds East and along said right of way line, a distance of 1,698.99 feet to the point of beginning.

20120309000082260 2/2 \$642.50
Shelby Cnty Judge of Probate, AL
03/09/2012 09:55:51 AM FILED/CERT

Shelby County, AL 03/09/2012
State of Alabama
Deed Tax: \$627.50

[Handwritten signature]