

This instrument was prepared by:
Bruce L. Gordon
Gordon, Silberman, Wiggins & Childs, A Professional Corporation
1400 SouthTrust Tower
Birmingham, Alabama 35203

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned Grantor, MICHAEL JOSEPH COHAN, an unmarried man, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and pursuant to the Final Judgment of Divorce rendered in Circuit Court of Jefferson County, Alabama, Case No. DR 95-2324 Michael Joseph Cohan vs. Lauren Crowe Cohan (the "Final Judgment of Divorce"), the said GRANTOR does by these presents, grant, bargain, sell and convey unto LAUREN CROWE (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached for legal description of real estate.

Subject to:

1. Ad valorem taxes for the year 1995 and subsequent years.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 177 pages 353 and 387 and Deed Book 103 page 174 in Probate Office.
3. Mineral and mining lease from Baker Dairy Farms, Inc. to Atlantic Richfield Company in Deed Book 322 page 558 and amended in Misc. Book 52 page 683 in the Probate Office.
4. Easement across subject property to service adjoining property to the West as shown on survey Karl Hager dated November 18, 1993.
5. Public easement as shown by recorded plat, including an irregular easement in the Southwest corner of lot as shown by survey.

Michael Joseph Cohan and Michael J. Cohan are one and the same person.

Part of the property described above was the subject of a Statutory Warranty Deed dated August 9, 1995, and recorded in Inst. #1995-22480, recorded to evidence the transfer of real estate pursuant to the Final Judgment of Divorce. Inadvertently the Statutory Warranty Deed did not include the entire acreage which represented all the real property located on County Highway 22 in Shelby County, Alabama owned by the Grantor and Grantee, which real property was transferred pursuant to the Final Judgment of Divorce. This Deed is being

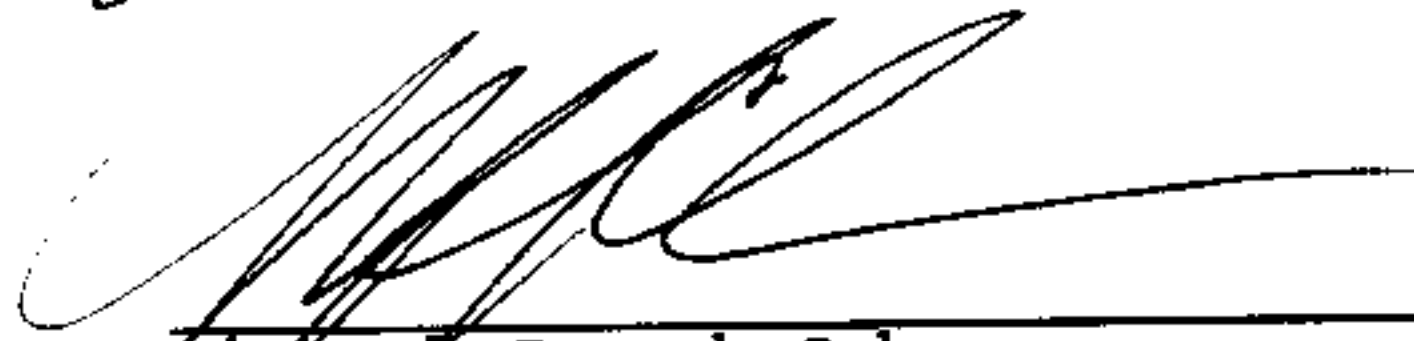
02/09/1996-04279
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Inst # 1996-04279

recorded to evidence the transfer of the hereinabove described real property previously transferred by virtue of the Final Judgment of Divorce.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal, this the 8th day of February, 1996.

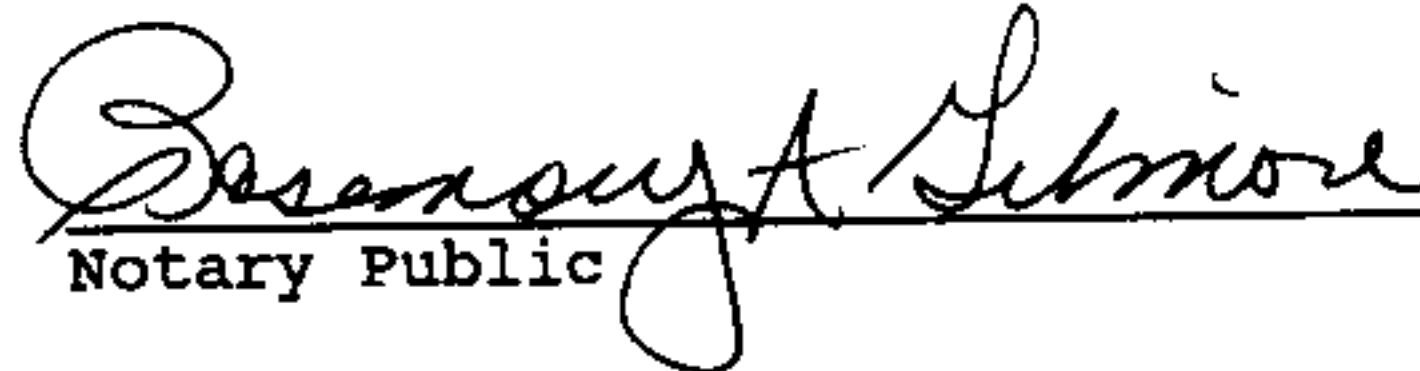


Michael Joseph Cohan

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Joseph Cohan, 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 the conveyance, he executed the same voluntarily.

Given under my hand and official seal, this the 8th day of February, 1996.


Notary Public

K:\CORP\DIVORCE\COHAN\STATWAR.SHE

EXHIBIT A

PARCEL 1

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE RUN S 84 DEG 26'35"E ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 42.50' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 540.07'; THENCE RUN S 00 DEG 45'51"W FOR A DISTANCE OF 1344.50' TO A POINT ON THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN N 84 DEG 17'01"W ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 555.09'; THENCE RUN N 01 DEG 24'52"E FOR A DISTANCE OF 1341.80' TO THE POINT OF BEGINNING. CONTAINING 16.82 ACRES MORE OR LESS.

LESS AND EXCEPT THAT WHICH LIES WITHIN THE RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #22.

PARCEL -2

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE RUN S 84 DEG 17'01"E ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 39' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 277.59'; THENCE RUN S 01 DEG 02'33"W FOR A DISTANCE OF 14.06' TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #22, SAID POINT ALSO BEING A POINT ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEG 17'43" AND A RADIUS OF 1142.28' AND A CHORD BEARING OF S 78 DEG 20'39"W; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 285'; THENCE RUN N 01 DEG 24'52"E FOR A DISTANCE OF 99.17' TO THE POINT OF BEGINNING. CONTAINING .32 ACRE MORE OR LESS.

taxes included in 1995-22480

Inst # 1996-04279

02/09/1996-04279
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50