

Send Tax Notice To:
AJA Enterprises, Inc.
3167 Paradise Acres
Birmingham, Alabama 35244
176,834.85

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1996-25201

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 2nd day of August, 1996, by **JOE J. JOSEPH and YVONNE D. JOSEPH**, husband and wife, (hereinafter collectively referred to as the "Grantor") to **AJA ENTERPRISES, INC.**, an Alabama corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) paid to the Grantor by the Grantee and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by the Grantor, the Grantor does, by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

The following is a description of a tract of land situated in the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West and run in a Westerly direction along the South said 1/4-1/4 Section line 374.41 feet to the West right of way line of U.S. Highway 31 which is the point of beginning; thence continue along said course 113.30 feet to the East right of way line of L & N Railroad; thence 96°42'35" right 209.00 feet along said L & N Railroad right of way line; thence 83°17'25" right 108.17 feet to the West right of way line of U.S. Highway 31; thence 95°05'25" right and continue on said right of way 48.34 feet to a curve to the right, said curve having a central angle of 00°34'10" with a radius of 16,102.5 feet; thence continue on said curve 160.04 feet to the point of beginning and containing 0.5281 Acres, more or less, or 23,004.43 square feet, more or less.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

08/05/1996-25201
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 15.50


This conveyance is subject to the following:

1. Taxes due in year 1996;
2. Encroachments as shown on Survey prepared by Barton F. Carr dated July 31, 1996; and
3. Right of way to Shell Oil Company in Deed Book 245, Page 590.

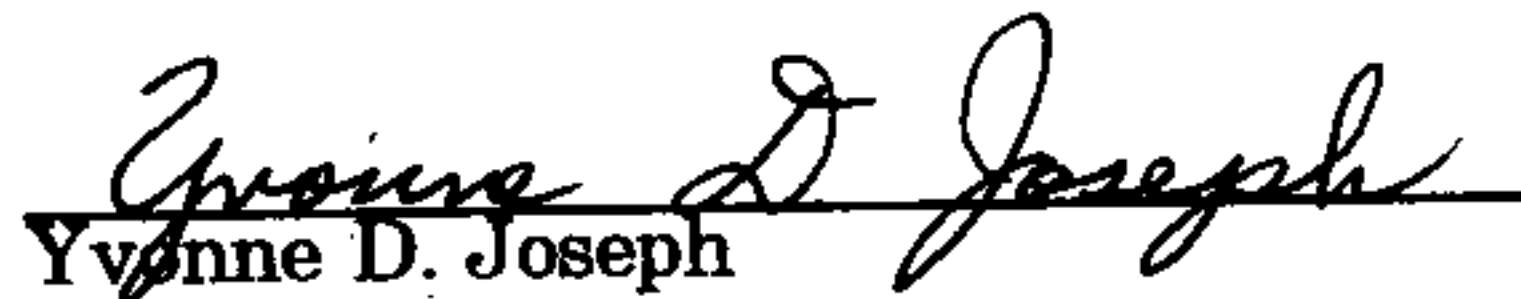
TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

And Grantor does for themselves, their heirs, executors and administrators, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall, warrant and defend the same unto Grantee, its successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals as of date first above written.



Joe. J. Joseph



Yvonne D. Joseph

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and official seal this the 2nd day of August, 1996.




Notary Public
My Commission Expires: 10-27-97

STATE OF ALABAMA)
JEFFERSON COUNTY)

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

Given under my hand and official seal this the 2nd day of August, 1996.


Notary Public
My Commission Expires: 10-27-97

THIS INSTRUMENT PREPARED BY:

L. Duwve
1600 SouthTrust Tower
Birmingham, Alabama 35203

Inst # 1996-25201

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