

THIS INSTRUMENT PREPARED BY:
JOHN B. DAVIS, JR.
1031 SOUTH 21ST STREET
BIRMINGHAM, ALABAMA 35205

SEND TAX NOTICE TO:
Dallan Ruch
~~9000 Old Pkwy~~
5676 Santa Anna Dr.
Tallahassee, FL. 32308

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1998-05449

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of
Thirty Thousand----- and No/100 Dollars (\$30,000.00) and other
good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC,
an Alabama limited liability company ("Grantor"), by Dallan Ruch
("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does
by these presents, grant, bargain, sell and convey unto the Grantee the following
described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 214, according to the Survey of Forest Parks - 2nd Sector, as recorded in
Map Book 22, at Page 71, and Instrument No. 1997-11555, in the Probate Office of
Shelby County, Alabama .

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and execeptions as
shown on the Record Map of Forest Parks, 2nd Sector, (3) Easement for Alabama Power
Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County,
Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded
in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191;
Volume 126, at Page 192, Volume 126, at Page 323; and Volume 124, at Page 519, in the
Probate Office of Shelby County, Alabama; (5) Title to all mineral within and
underlying the premises, together with all mining rights and other rights, privileges, and
immunities relating thereto, together with any release of liability for injury or damage to
persons or property as a result of the exercise of such rights as recorded in Volume 53, at
Page 262, in the Probate office of Shelby County, Alabama; (6) Covenants and
Restrictions as set out in Instrument No. 1997-11561.

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

IN WITNESS WHEREOF, the undersigned has executed this conveyance on
the 16th day of February, 1998.

WITNESS:

**Forest Parks, LLC, an Alabama limited
liability company**

Rolyn E. Carr

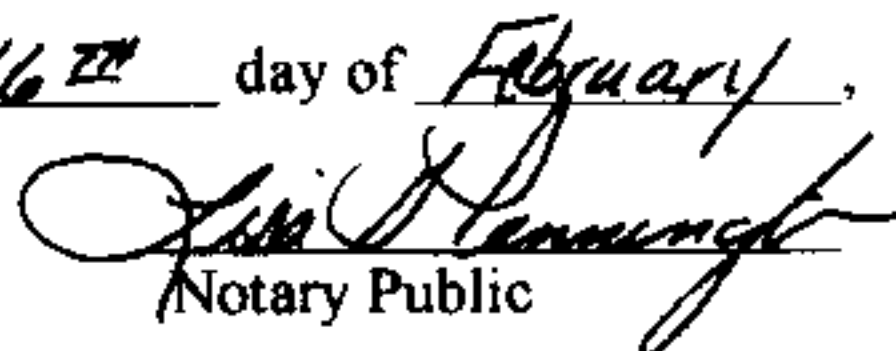
By: 
John B. Davis, Jr., as its Manager

02/18/1998-05449
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 41.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Give under my hand and official seal this 16th day of February,
1998.


Notary Public

My commission expires: _____

MY COMMISSION EXPIRES MARCH 19, 2000

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002 HEL 41.00