

Send Tax Notice to:
Marsha Zahumensky
516 Highway 119 South
Alabaster, Alabama 35007

Instrument Prepared By:
John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

Inst # 1998-25890

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Daniel F. Jones, and his wife Cassie M. Jones, hereinafter called "Grantor", and Marsha Zahumensky, hereinafter called "Grantee".

The Grantor, for and in consideration of Two Hundred Fifty-nine Thousand and No/100 (\$259,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Marsha Zahumensky, the following described real estate located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by reference.

Together with a non-exclusive ingress/egress easement as described in the survey attached hereto as Exhibit "B" and incorporated herein by this reference.

The entire purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for the year 1998, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.

3. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 194, Page 61, and Deed Book 203, Page 256.

4. Less and except any part of subject property lying within the right of way of a public

07/08/1998-25890
04:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD4 MCD 17.00


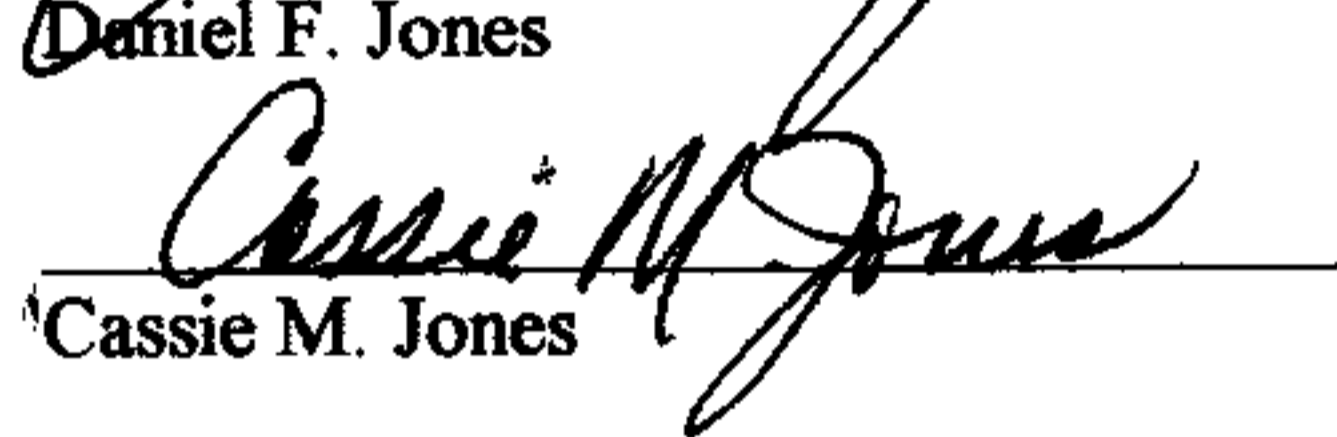
road.

5. Easement Agreement between Johnny Reese and Dave Jones and Daniel F. Jones, as recorded in Real Volume 141, Page 373.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, in fee simple absolute forever.

Grantor covenants with the said Grantee, her heirs, successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, have caused this conveyance to be signed on this the 8th day of July, 1998.


Daniel F. Jones

Cassie M. Jones

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Daniel F. Jones and wife, Cassie M. Jones, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, they executed the same voluntarily. Given under my hand and seal this 8th day of July, 1998.

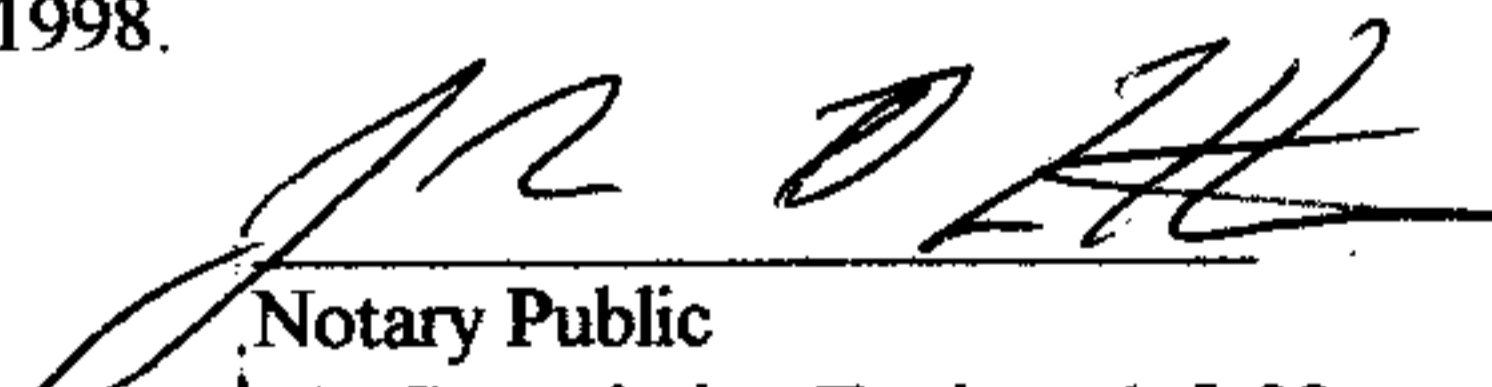

Notary Public
My Commission Expires: 1-5-99

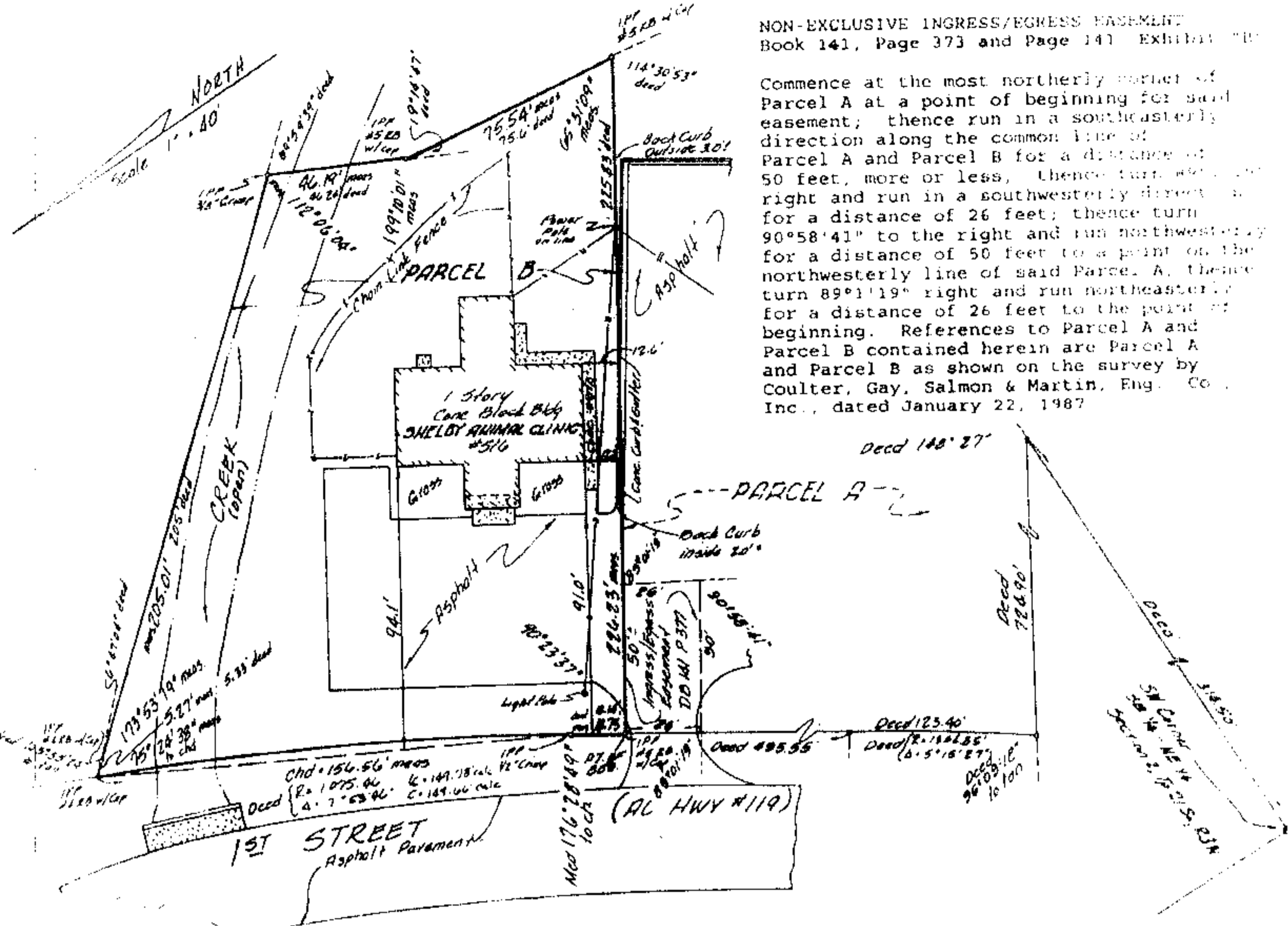
EXHIBIT "A"

Commence at the Southwest corner of the Southeast one-quarter of the Northeast one-quarter of Section 2, Township 21 South, Range 3 West, run thence in an easterly direction along the south line of said quarter-quarter section for a distance of 314.50 feet; thence turn an angle to the left of 148 degrees 27 minutes and run in a northwesterly direction for a distance of 724.90 feet to a point on the Southeasterly right of way line of Alabama Highway No. 119; thence run an angle to the right of 96 degrees 09 minutes 12 seconds to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 05 degrees 15 minutes 27 seconds and a radius of 1,344.85 feet; thence run along the arc of said curve to the left in a northeasterly direction along the Southeasterly right of way line of Alabama Highway No. 119 for a distance of 123.40 feet to the end of said curve; thence run along a tangent, if extended to said curve in a Northeasterly direction continuing along the Southeasterly right of way line of Alabama Highway No. 119 for a distance of 495.55 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 18.68 feet to the point of beginning of a curve to the left, said curve having a central angle of 07 degrees 58 minutes 46 seconds and a radius of 1,075.46 feet; thence run along the arc of said curve to the left in a northeasterly direction along the southeasterly right of way of Alabama Highway No. 119 for a distance of 149.78 feet; thence turn an angle to the right of 105 degrees 55 minutes 24 seconds from the tangent of last described course and run in a Southeasterly direction for a distance of 5.33 feet; thence turn on an angle to the right of 06 degrees 47 minutes 04 seconds and run in a Southeasterly direction for a distance of 205 feet; thence turn an angle to the right of 69 degrees 59 minutes 39 seconds and run in a Southwesterly direction for a distance of 46.24 feet; thence turn an angle to the left of 19 degrees 14 minutes 47 seconds and run in a Southwesterly direction for a distance of 75.60 feet; thence turn an angle to the right of 114 degrees 30 minutes 53 seconds and run in a northwesterly direction for a distance of 225.83 feet to the point of beginning.

Situated in Shelby County, Alabama.



Commence at the most northerly corner of Parcel A at a point of beginning for said easement; thence run in a southeasterly direction along the common line of Parcel A and Parcel B for a distance of 50 feet, more or less, thence turn 89°11'19" right and run in a southwesterly direction for a distance of 26 feet; thence turn 90°58'41" to the right and run northwesterly for a distance of 50 feet to a point on the northwesterly line of said Parcel A, thence turn 89°11'19" right and run northeasterly for a distance of 26 feet to the point of beginning. References to Parcel A and Parcel B contained herein are Parcel A and Parcel B as shown on the survey by Coulter, Gay, Salmon & Martin, Eng. Co., Inc., dated January 22, 1987



DESCRIPTION: PARCEL B - Book 226, Page 710

Commence at the Southwest corner of the Southeast one-quarter of the Northeast one-quarter of Section 2, Township 21 South, Range 3 West, run thence in an easterly direction along the south line of said quarter-quarter section for a distance of 314.50 feet; thence turn an angle to the left of 148 degrees 27 minutes and run in a northwesterly direction for a distance of 724.90 feet to a point on the Southeastery right of way line of Alabama Highway No. 119; thence run an angle to the right of 96 degrees 09 minutes 12 seconds to the tangent of the following described course, said course being situated on a curve to the left having a central angle of 05 degrees 15 minutes 27 seconds and a radius of 1,344.85 feet; thence run along the arc of said curve to the left in a northeasterly direction along the Southeastery right of way line of Alabama Highway No. 119 for a distance of 123.40 feet to the end of said curve; thence run along a tangent, if extended to said curve in a Northeasterly direction continuing along the Southeastery right of way line of Alabama Highway No. 119 for a distance of 495.55 feet to the point of beginning. From the point of beginning thus obtained, thence continue along last described course for a distance of 18.68 feet to the point of beginning of a curve to the left, said curve having a central angle of 07 degrees 58 minutes 46 seconds and a radius of 1,075.46 feet; thence run along the arc of said curve to the left in a northeasterly direction along the Southeastery right of way of Alabama Highway No. 119 for a distance of 149.78 feet; thence turn an angle to the right of 105 degrees 55 minutes 24 seconds from the tangent of last described course and run in a Southeastery direction for a distance of 5.33 feet; thence turn on an angle to the right of 06 degrees 47 minutes 04 seconds and run in a Southeastery direction for a distance of 205 feet; thence turn an angle to the right of 69 degrees 59 minutes 39 seconds and run in a Southwesterly direction for a distance of 46.24 feet; thence turn an angle to the left of 19 degrees 14 minutes 47 seconds and run in a Southwesterly direction for a distance of 76.60 feet; thence turn an angle to the right of 114 degrees 30 minutes 53 seconds and run in a northwesterly direction for a distance of 225.83 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to easements, rights-of-way, and restrictions of record.

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Donald L. Hadden, a Land Surveyor of Birmingham, Alabama, hereby certify that the above is a true and correct plat of the property shown and described above as shown by the map of same recorded in Map Book _____ Page _____, in the office of the Judge of Probate of Shelby County, Alabama, that all parts of this survey and drawing have been completed in accordance with the requirements of the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama, that the building now on said lot is within the bounds of said lot, that there are no visible encroachments, except those shown, from adjoining properties and that there are no rights-of-ways, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no visible electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor including poles, anchors and guy wires, on or over said premises except as shown.

The correct street address is No. 516...Alabama Highway No. 119, South, Alabaster, Alabama 35007.

According to my survey this 20th day of June, 1998 Revised 7-8-98

DON HADDEN AND ASSOCIATES, INC.
9430 Parkway East
BIRMINGHAM, ALABAMA 35215
Phone 836-8345

Donald L. Hadden
Donald L. Hadden - Reg. No. 9681