

This instrument was prepared by:
Richard W. Theibert, Esq.
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice To:
Joseph P. McCormick
Patricia A. McCormick
P.O. Box 361783
Birmingham, AL 35236

09/24/1998-
WARRANTY DEED (With Survivorship) 37266

STATE OF ALABAMA)
SHELBY COUNTY)

03:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRH 68.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Two Thousand Dollars and 00/100s (\$52,000.00) to the undersigned grantor, P & R Southland Properties, Inc., a corporation (hereinafter referred to as "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, the grantor does hereby grant bargain, sell and convey unto Joseph P. McCormick and Patricia A. McCormick (herein referred to as "grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of The Highlands at Riverchase, as recorded in Map Book 23, Page 8, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998.
2. Building line as shown by recorded Map.
3. Easements as shown by recorded Map.
4. Declaration of Special Covenants as recorded in Instrument 1996/02164, in the Probate Office of Shelby County, Alabama.
5. Easement for Alabama Power Company recorded in Instrument 1994/11652 and Instrument 1995/30144, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
7. Restrictions or Covenants recorded in Misc. 14, Page 536, Misc. 17, Page 550 and Misc. 34, Page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
8. Restrictions, Covenants, Mineral and Mining Rights and Rights incident thereto and Release of Damages recorded in Instrument 1994/05727, in the Probate Office of Shelby County, Alabama, but

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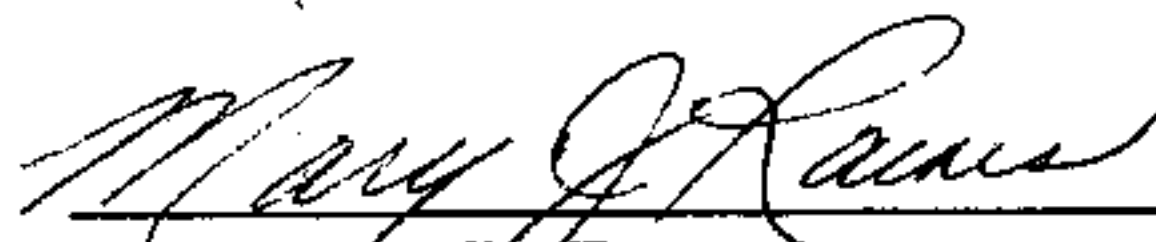
omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

TO HAVE AND TO HOLD Unto to the grantees, as joint tenants with right of survivorship, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And the grantor does for itself, its successors and assigns covenant with the grantees, their heirs and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantees and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor, by its Vice-President, Mary J. Raines, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 15th day of Sept, 1998.

ATTEST:

P & R SOUTHLAND PROPERTIES, INC.



BY: Mary J. Raines

Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary J. Raines, whose name as President of P & R Southland Properties, Inc., a corporation, 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, -14-, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15 day of Sept., 1998.


Notary Public

My commission expires: 2/23/2000

**RESOLUTIONS OF THE BOARD OF DIRECTORS OF
P&R SOUTHLAND PROPERTIES, INC.**

The following resolutions were adopted by the Board of Directors of P & R Southland Properties, Inc., a corporation, at a special meeting held on the 14th day of September, 1998.

RESOLVED: That the Vice President of the Corporation be and she is hereby authorized and directed to do any and all things deemed necessary or advisable and in the best interests of the Corporation in connection with the sale of property in Shelby County, Alabama, more particularly described in Exhibit "A", to Joseph P. McCormick and Patricia A. McCormick ("Purchasers") for \$52,000.00.

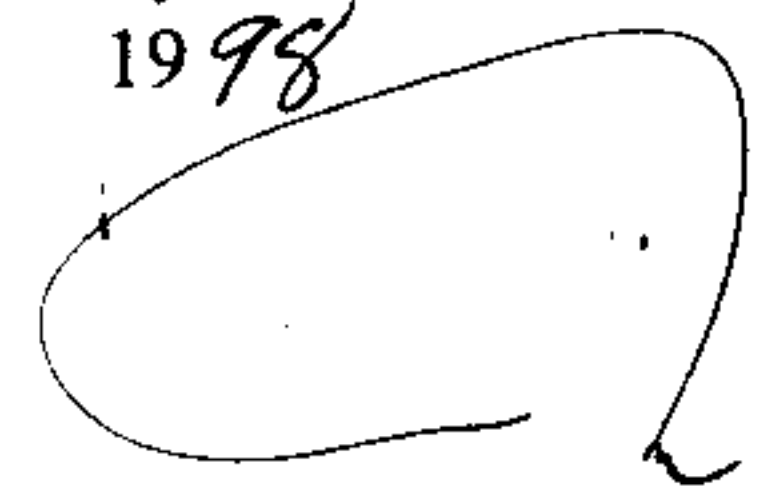
FURTHER RESOLVED: The Vice President is authorized to execute and deliver on behalf of the Corporation an appropriate deed instrument conveying the property, and;

FURTHER RESOLVED: That the Vice President of the Corporation is hereby authorized to (a) sign, execute, certify to, verify, acknowledge, deliver, accept, file and record any and all instruments and documents, and (b) take, or cause to be taken, any and all such action in the name and on behalf of the Corporation, as in such officer's judgment is necessary, desirable, or appropriate in order to consummate the transactions contemplated by or otherwise to effect the purposes of the foregoing resolution.

IN WITNESS WHEREOF, I have hereunto set my signature and the seal of said corporation on this day of Sept 15 1998

 (SEAL)
Mary J. Raines, Vice President

SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State this 15 day of Sept, 1998



Notary Public

My commission expires: 2/23/2000

EXHIBIT "A"

Lot 24, according to the Survey of The Highlands at Riverchase, as recorded in Map Book 23, Page 8, in the Probate Office of Shelby County, Alabama.

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