

- EXHIBIT A -

SEND TAX NOTICE TO:

Ms. Jan Sullivan Brooks
5554 Parkview Circle
Birmingham, Alabama 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

* KNOW ALL MEN BY THESE PRESENTS, that in consideration of **THREE HUNDRED AND TWENTY-TWO THOUSAND, FIVE HUNDRED AND NO/100.....(\$322,500.00)** Dollars, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **RHONDA LYN, A Single Person** (herein referred to as grantor), do grant, bargain, sell and convey unto **JAN SULLIVAN BROOKS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit

Lot 7, according to the Survey of Parkview, as recorded in Map Book 7, Page 44, in the office of the Judge of Probate, Shelby County, Alabama.

Subject to:

1. Taxes for 1998 and subsequent years, not yet due and payable.
2. Easement(s) as shown on recorded map.
3. Building restriction line as shown on recorded map.
4. Restriction appearing of record in Real Volume 24, Page 652 and Real Volume 112, Page 663.
5. Right of Way granted to Alabama Power Co. recorded in Volume 311, Page 809.

\$170,000.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

09/03/1998-34583
02:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 163.50

Inst # 1998-34583

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of August, 1998.


 (Seal)
RHONDA LYN

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda Lyn, A Single Person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 1998.


Notary Public
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NOTARY PUBLIC

Inst # 1998-34583

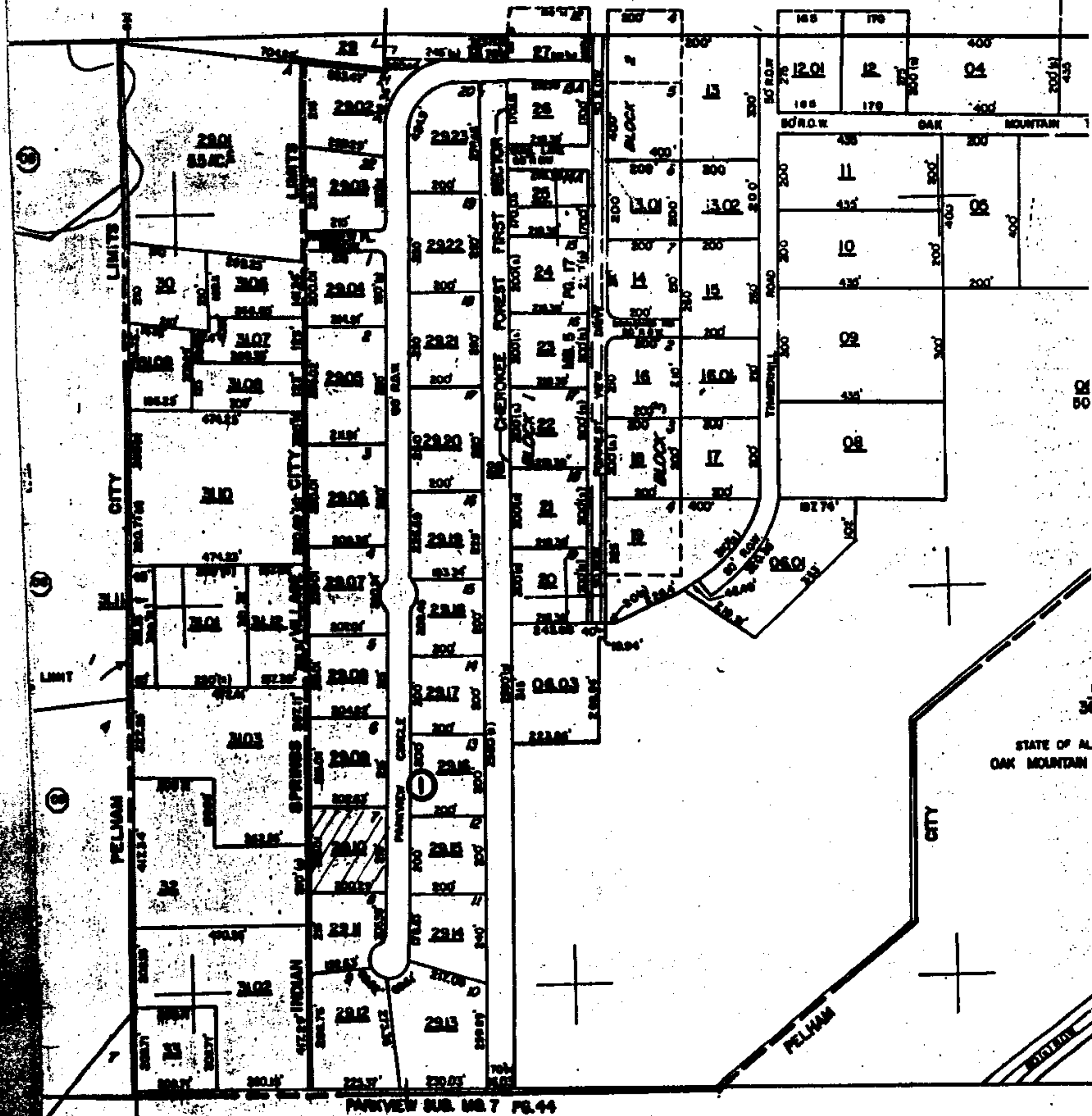
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SHELBY COUNTY JUDGE OF PROBATE

002 CRH 163.50

SEE MAP 58-10-05-22
200 SCALE



Inst # 1998-51643
12/28/1998-51643
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRH 16.00