

This instrument was prepared by:
Bob Wheat, Vice President
Compass Bank
Post Office Box 10566
Birmingham, Al 35296

STATE OF ALABAMA

STATUTORY WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENT, That in consideration of the sum of Fifty Five Thousand Five Hundred and NO/100----DOLLARS (\$55,500.00) in hand paid by SARAH JO RICHARDS (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the Southwest quarter - Southeast quarter- Northwest quarter, Section 23, Township 18 South, Range 2 East, Shelby County, Alabama and run thence Northerly a distance of 238.72 feet to the point of beginning of the property being described; thence continue along last described course a distance of 200.00 feet to a point; thence turn an angle of 77 degrees 21 minutes 57 seconds to the left and run Northwesterly a distance of 235.95 feet to a point on the East right of way line of Shelby County Highway 57; thence turn an angle of 101 degrees 14 minutes 07 seconds left to tangent and run along the arc of a curve to the right having a central angle of 11 degrees 44 minutes 07 seconds and a radius of 772.0 feet an arc distance of 160.0 feet to the P.C. of said curve; thence continue along tangent of said curve a distance of 40.0 feet to a point; thence turn an angle of 91 degrees 09 minutes 02 seconds to the left and run Southeasterly a distance of 264.81 feet to the point of beginning that is marked on the corners with steel rebar pins.

SUBJECT TO:

1. Ad valorem taxes due October 1, 2002.
2. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.
3. Right of way to Shelby County as recorded in Deed Book 226, Page 52, in the Probate Office of Shelby County, AL.

TO HAVE AND TO HOLD, unto the said GRANTEE, his successor and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this instruments to be executed by its duly authorized office this the 18th day of April, 2002.

ATTEST:

COMPASS BANK

By: David Hunter
Its: Vice President

By: Bob Wheat
Its: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Bob Wheat, whose name as Vice President of Compass Bank an Alabama banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of he contents of the above and foregoing conveyance, he 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 18th day of April, 2002.

Latricia D. Bailey
Notary Public MY COMMISSION EXPIRES MARCH 3, 2003