

PLEASE RETURN TO:

MOSS & CONDON, LLC

300 UNION HILL DRIVE, SUITE 200

BIRMINGHAM, AL 35209

This instrument was prepared by:
David P. Condon
Moss and Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Notary Public to:
Dan A. Goldberg
1002 Carnoustie
Birmingham, Alabama 35242

20021120000580010 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
11/20/2002 13:20:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Million One Hundred Thousand and 00/100 Dollars (\$1,100,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

June Willey, an unmarried woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Dan A. Goldberg

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I: Lots 169 and 171, according to the Survey of Shoal Creek, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

PARCEL II: Lot 170A, according to the Resurvey of Lots 170 and 172 of Shoal Creek, as recorded in Map Book 7, Page 105, in the Probate Office of Shelby County, Alabama.

PARCEL III: Commence at the SE corner of the NE 1/4 of the SE 1/4, Section 34, Township 18 South, Range 1 West; thence North along the East line of said section 1,361.58 feet; thence 90 degrees 24 minutes 15 seconds left, 142.74 feet along the North line of said 1/4-1/4 section to the point of beginning; thence continue along last stated course and 1/4-1/4 line 492.22 feet; thence 89 degrees 30 minutes 45 seconds left, 327.53 feet; thence 123 degrees 58 minutes 39 seconds left, 593.55 feet to the point of beginning.

JUNE WILLEY IS THE SURVIVING GRANTEE OF DEED RECORDED IN BOOK 307, PAGE 917, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, DOUG WILLEY, HAVING DIED ON OR ABOUT THE 11TH DAY OF MAY, 1982.

\$825,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$275,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Subject to: (1) 2003 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 16th day of October, 2002.

By: June Willey (Seal)
June Willey

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that June Willey, 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2002.

Notary Public: David P. Condon
My Commission Expires: 2-12-06