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(STATE OF ALABAMA)

(SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twenty Thousand Dollars (\$20,000.00), cash and other consideration and the execution of a Seventy Five Thousand (\$75,000.00) Purchase Money Mortgage in hand paid by Lee N. Cofer, to The First National Bank of Birmingham as Trustee u/w/o W. G. Nichols, deceased; Henry L. Nichols, Jr. and wife, Sandra F. Nichols; Fred A. Nichols and wife, June S. Nichols; Joan Nichols Alexander and husband, Wilson M. Alexander (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Lee. N. Cofer (hereinafter called Grantee), the following-described real estate located in Shelby County, Alabama, to wit:

FEE SIMPLE

Fraction "E" being the SW 1/4 of NW 1/4, Fraction "F" being the SE 1/4 of NW 1/4, Fraction "M" being a fractional part of the NW 1/4 of SW 1/4. all being located in Fractional Section 21, Township 22 South, Range 1 West.

Less and Except half of all minerals and mining rights, including oil and gas, which are reserved by the Seller.

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns forever.

It is specifically understood that the Grantor has executed this conveyance subject to:

1. Ad valorem taxes for the year 1983, which said taxes are not due or payable until October 1, 1983.
2. Encroachments, variation in area or in measurements, boundary line disputes, roadways, building restrictions and zoning and matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the property.
3. Agreement and Lease to The Anschutz Corporation covering certain mineral interests, including, but not limited to oil, gas, petroleum, sulphur and helium, as set out in Deed Book 330 Page 855 in Probate Office.
4. Any part of subject property, if any, included in a graveyard or any rights in connection therewith.

This instrument is executed without warranty or representation of any kind on part of The First National Bank of Birmingham as Trustee u/w/o W.G. Nichols, deceased; expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by The First National Bank of Birmingham and not specifically excepted herein.

Henry L. Nichols, Jr. and wife, Sandra F. Nichols; Fred A. Nichols and wife, June S. Nichols; Joan Nichols Alexander and husband, Wilson M. Alexander do themselves and for their heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

The instrument is executed by the Trustee hereinbefore named solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on its part in its individual or corporation capacity, and it expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

BOOK 343 PAGE 874

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM as Trustee u/w/o W.G. Nichols, deceased; Henry L. Nichols, Jr. and wife, Sandra F. Nichols; Fred A. Nichols and wife, June S. Nichols; Joan Nichols Alexander and husband, Wilson M. Alexander, have caused this conveyance to be executed in their name and on their behalf in their capacity as hereinbefore stated on this the 13 day of December, 1982.

ATTEST:

Stephen H. Holland
Forestry Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Trustee u/w/o
W. G. Nichols, deceased.

BY: Henry A Long Jr
Senior Vice President and Trust Officer

Henry L. Nichols, Jr.
Henry L. Nichols, Jr.

Sandra F. Nichols
Sandra F. Nichols

Fred A. Nichols
Fred A. Nichols

June S. Nichols
June S. Nichols

Joan Nichols Alexander
Joan Nichols Alexander

Wilson M. Alexander
Wilson M. Alexander

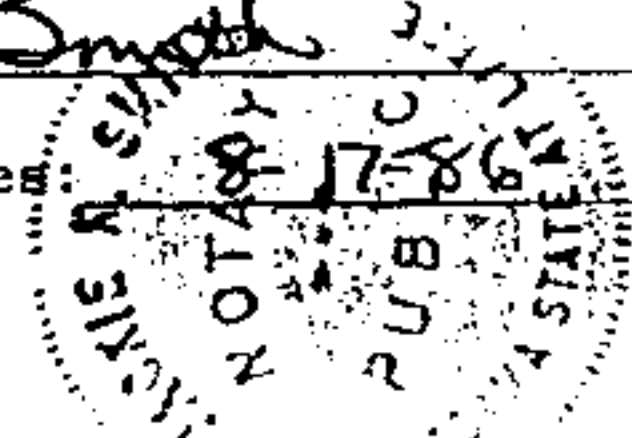
(STATE OF ALABAMA)

(JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry A. Long, Jr. and Steve Holland, whose names as Senior Vice President and Trust Officer and Forestry Officer, respectively, of The First National Bank of Birmingham, a corporation as Trustee u/w/o W.G. Nichols, deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in the capacity as Turstee as aforesaid.

Given under my hand and official seal this 3rd day of December, 1982.

Sperry K. Smith
Notary Public
My Commission Expires: 8-17-86



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(STATE OF ALABAMA)

(SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry L. Nichols, Jr. and wife, Sandra F. Nichols, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of November, 1982.

Kay Pate

Notary Public My Commission Expires January 30, 1983
My Commission Expires:

(STATE OF ALABAMA)

(SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred A. Nichols and wife, June S. Nichols, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of November, 1982.

Kay Pate

Notary Public My Commission Expires January 30, 1983
My Commission Expires:

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Rec. 7:00 1982 DEC -3 PM 2:50
JUDGE OF PROBATE

(STATE OF ALABAMA)

(SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joan Nichols Alexander and husband, Wilson M. Alexander, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the same bears date.

Given under my hand and official seal this 30th day of November, 1982.

Lanice Braswell

Notary Public
My Commission Expires: