

This instrument was prepared by

(Name) DANIEL M. SPITLER

296

(Address) Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company**WARRANTY DEED**STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --SEVENTY-TWO THOUSAND, FOUR HUNDRED, SEVENTY AND 58/100 (\$72,470.58)---

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

GREGORY LEE HORN and wife, PATRICIA FIELDS HORN,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SHELBY HOMES, INC., an Alabama corporation,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

For a complete legal description of the property herein conveyed and the restrictions thereon, see Exhibit "A" on the reverse side of this Deed.

And as further consideration, the Grantee herein expressly assumes and promises to pay that certain mortgage to Collateral Investment Company dated January 13, 1978, re-recorded in Mortgage Book 380, Page 357, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured. Said assumed Mortgage to Collateral Investment Company is secured by Parcel II of the property described on the reverse side hereof.

This Deed is given by Grantors to Grantee herein as part of a transaction whereby the Grantors traded or swapped this property to Grantee herein for property owned by Grantee, traded to Grantor, located at 1125 Lake Ridge Drive, Hoover, Alabama, known as Lot 513, Riverchase Country Club, 12th Addition, as recorded in Map Book 8, Page 140, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of November, 1984.

(SEAL)

Gregory Lee Horn

(SEAL)

(SEAL)

Patricia Fields Horn

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Lee Horn and wife, Patricia Fields Horn,

whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, A.D. 1984.



Notary Public

A part of the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section, and run North along the West line of said 1/4-1/4 Section 537.5 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 262.91 feet to the centerline of the Acton-Helena Public road; thence 62 deg. 02 min. 45 sec. right along said centerline 125 feet; thence 90 deg. right 259.72 feet; thence 96 deg. 33 min. 45 sec. right 252.42 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except the highway right of way. Minerals and mining rights excepted.

PARCEL II

A tract of land located in the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the NE 1/4 of NE 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence North along the West line of said 1/4 1/4 a distance of 800.41 feet to the centerline of the Helena-Acton public road; thence 62 deg. 02 min. 45 sec. right along said centerline 125 feet to the point of beginning of tract of land herein described; thence continue along last mentioned course 240.85 feet to the intersection with the centerline of Old Highway 31 South, thence 81 deg. 12 min. 45 sec. right Southeasterly along the last mentioned centerline 295.13 feet; thence 105 deg. 21 min. 45 sec. right leaving said highway in a Southwesterly direction 288.05 feet; thence 83 deg. 26 min. 15 sec. right Northerly 259.72 feet to the point of beginning, excepting that part which lies in the Helena-Acton Road and the Old Highway 31 South rights of way. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 Page 569, Deed Book 101 Page 500, Deed Book 199 Page 447 and Deed Book 194 Page 65 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 135 Page 371 in Probate Office of Shelby County, Alabama.

Temporary easement to State of Alabama as recorded in Deed Book 343 Page 294 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 127 Page 140 in Probate Office of Shelby County, Alabama.

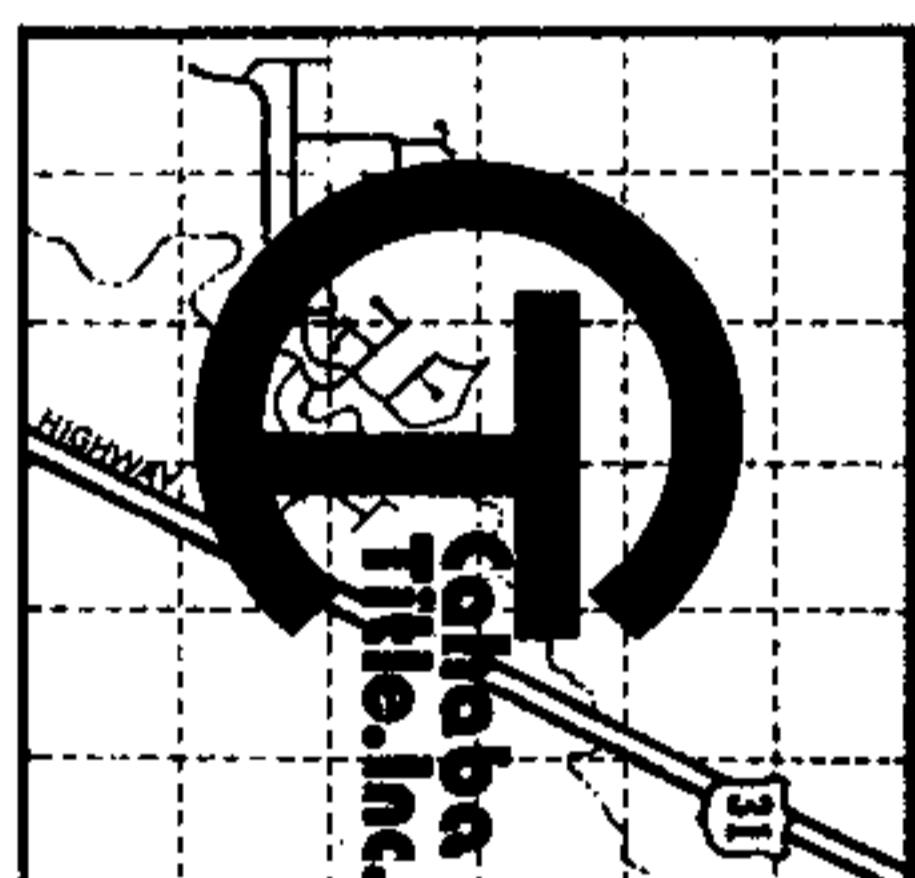
Right of way for Old U. S. Highway #31 and right of way for Valleydale Road.

Return to:

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

TO



This form furnished by

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE TRUE
1984 DEC -6 PM 2:08

John C. Johnson
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	72.50
Deed Tax		
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	78.50

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