

This instrument was prepared by

(Name) John H. Brewer, Attorney

(Address) 200 Office Park Drive, Suite 216, Birmingham, Alabama 35223

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000)

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto First Alabama Bank of Birmingham, C.W. Walter and John H. Brewer, as Trustees U/I/T dtd 5/24/71, recorded in Office of Judge of Probate of Shelby Co., AL, in Deed Bk 268, Pg 7 and amended as recorded in said Probate Office in Deed Bk 303, Pg 528 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

As described in Exhibit "A" attached hereto and incorporated herein.

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

And K (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K (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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 26th day of June, 1985

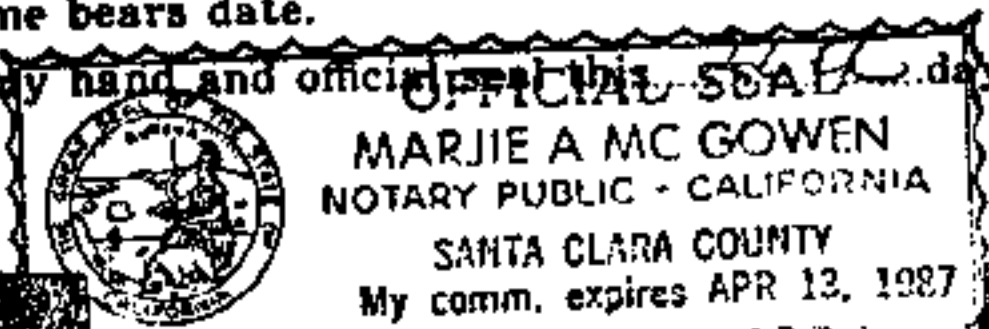
(Seal) X AN PHAM (Seal)
An Pham
(Seal) X Donna Pham (Seal)
Donna Pham (Seal)

STATE OF CALIFORNIA Santa Clara COUNTY

General Acknowledgment

I, Marjia A. McGowen, a Notary Public in and for said County, in said State, hereby certify that An Pham and wife Donna Pham 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June A. D. 1985



Marjia A. McGowen Notary Public.

Calaba Title

EXHIBIT A

Lot 4, according to the survey of Double Oak Estates, as recorded in Map Book 8, Page 129 in the Probate Office of Shelby County, Alabama.

Together with an easement for a road right-of-way from Shelby County Highway 41 to the herein described property along Double Oak Way as shown on a map of Double Oak Estates, recorded in Map Book 8, Page 129 in the Probate Office of Shelby County, Alabama.

Less and except the following described property:

Begin at the Southwest corner of said Lot 4; thence North along the West line of said Lot 4 a distance of 605.87 feet to the Northwest corner of said Lot 4; thence $55^{\circ}31'11''$ right a distance of 381.58 feet along the North boundary line of said Lot 4, to the West right-of-way line of Double Oak Way; thence $126^{\circ}25'$ right and South along said right-of-way line a distance of 124.07 feet; thence in a Northwest direction along a curve concave Southwest, having a radius of 25 feet, an arc distance of 55.16 feet and an interior angle of $126^{\circ}25'$; thence run Southwesterly to the tangent of said curve a distance of 203.60 feet being parallel to and 60 feet Southeast of the Northerly line of said Lot 4, to a point of curve; thence in a Southwest direction along a curve, concave Southeasterly having a radius of 100 feet and an arc distance of 96.90 feet, said curve having an interior angle of $55^{\circ}31'11''$; thence run South tangent to said curve a distance of 521.66 feet along a line being parallel to and 60 feet East of the West line of said Lot 4 a distance of 521.66 feet to the South line of said Lot 4; thence 90° right a distance of 60 feet along said South lot line to a point of beginning.

Also subject to the following:

1. Protective Covenants for Double Oak Estates as recorded in Misc. Book 52, Page 323, Probate Office, Shelby County, Alabama.
2. Building setback line of 100 feet reserved from Double Oak Way, as shown by recorded plat.
3. Title to all minerals and mining rights within and underlying the premises.
4. Subject to the rights of utility companies and others to use of Double Oak Way, including the following:
 - a. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 343, Page 612 in Probate Office, Shelby County, Alabama.
 - b. Right-of-way to South Central Bell Telephone Company in Deed Book 342, Page 825, and Deed Book 342, Page 822 which was corrected in Deed Book 346, Page 349 in Probate Office, Shelby County, Alabama.
 - c. Right-of-way to EBSCO Industries, Inc. as shown by instrument recorded in Deed Book 346, Page 640 in Probate Office, Shelby County, Alabama.
 - d. First Alabama Bank of Birmingham, C.W. Walter and John H. Brewer as Trustees u/d/t dated May 24, 1971, and recorded in the Probate Office of Shelby County, Alabama in Book 268, Page 7, as amended by Agreement dated December 30, 1976, and recorded in said Probate Office in Deed Book 303, Page 528.

SHARON L. GIBSON
COUNTY CLERK
JUL 9 1985
MA 8-42

Deed Tax - 14 00
Rec. 500
Ind. 100
20 00

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