

This instrument was prepared by

A. Brand Walton
1600 Bank for Savings Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-nine Thousand Seven Hundred Fifty-six and 17/100 Dollars (\$49,756.17) to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof, is acknowledged, we, Milton A. Ferguson and his wife, Shirley R. Ferguson 2730 Indian Forest Trail, Helena, Alabama 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SouthTrust Bank of Alabama, National Association, as Trustee of the Brookwood Orthopedic Associates, P.C. Profit Sharing Plan, P. O. Box 2554, Birmingham, Alabama 35290, (herein referred to as grantee, whether one or more) a forty-five percent (45%) undivided interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the E 1/2 of NW 1/4 of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of the NE 1/4 of NW 1/4 and run in a northerly direction along the west line of said NE 1/4 of NW 1/4 for a distance of 426.33 feet, more or less, to a point 72.96 feet south of the most northerly corner of Lot 7, Mountain Ridge Estates 1st Sector as recorded in the Office of the Judge of Probate Shelby County, Alabama, in map book 7, page 100; thence turn an angle to the right of 108°19'19" and run in a southeasterly direction for a distance of 16.32 feet; thence turn an angle to the right of 45°54'32" and run in a southeasterly direction for a distance of 375.12 feet; thence turn an angle to the left of 64°14'08" and run in an easterly direction for a distance of 62.55 feet; thence turn an angle to the right of 90° and run in a southerly direction for a distance of 180.00 feet; thence turn an angle to the left of 90° and run in an easterly direction for a distance of 250.00 feet; thence turn an angle to the right of 90° and run in a southerly direction for a distance of 840.00 feet; thence turn an angle to the right of 71°46'28" and run in a southwesterly direction for a distance of 82.47 feet to an existing iron pin being the most easterly corner of Lot 24, Block 1, Sunny Meadows Phase Two, as recorded in the Office of the Judge of Probate Shelby County, Alabama, in map book 8, page 19; thence turn a measured angle to the right of 59°31'44" and run in a northwesterly direction for a distance of 45.00 feet to another existing iron pin being a corner on the northeast line of said Lot 24, thence turn a measured angle to the right of 19°30'14" and run in a northwesterly direction for a measured distance of 130.28 feet to the most northerly corner of said Lot 24; thence turn a measured angle to the right of 17°22'40" and run in a northwesterly direction along the east line of Lot 23 of said Sunny Meadows Phase Two for a distance of 98.46 feet to the northeast corner of said Lot 23; thence turn an angle to the left of 76°51'26" and run in a westerly direction for a distance of 295.43 feet to the northwest corner of Lot 22, Block 1, of said Sunny Meadows Phase Two; thence turn an angle to the right of 88°40'37" and run in a northerly direction along the west line of SW 1/4 of NW 1/4 of said Section for a distance of 715.77 feet, more or less, to the point of beginning, containing 9.61 acres, more or less.


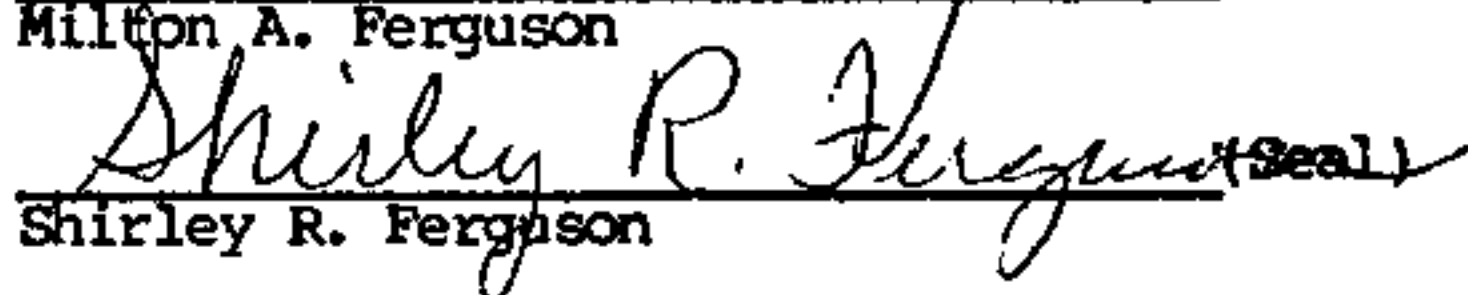
SUBJECT TO: (1) Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 326, Page 126; Volume 316, Page 465; Volume 134, Page 514; Volume 139, Page 128, Volume 139, Page 140; Volume 139, Page 598, and Volume 220, Page 69; Probate Office of Shelby County, Alabama; (2) Right of Way to Shelby County as recorded in Volume 216, Page 155, Probate Office of Shelby County, Alabama; and (3) Taxes for the year 1985, a lien but not yet due and payable.

✓
Land Title

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hand(s) and seal(s) this 9th day July, 1985.


Milton A. Ferguson (Seal)

Shirley R. Ferguson (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, A. Brand Walton, a Notary Public in and for said County, in said State, hereby certify that Milton A. Ferguson and his wife, Shirley R. Ferguson, 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, they executed the same voluntarily on the day the same bears date.

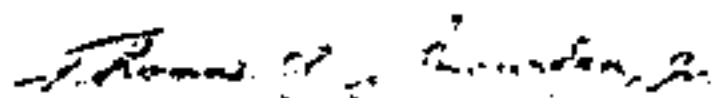
Given under my hand and official seal this 9th day of July, A.D. 1985,


A. Brand Walton
Notary Public

BOOK 034 PAGE 60

STATE OF ALABAMA DEED BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 15 AM 11:18


J. Thomas G. Gaudin, Jr.
CLERK OF COURTS

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		50.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	56.00