

9 33,266.

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STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to Champion Realty Corporation, a corporation (herein called "the Grantor"), in hand paid by Dusty Bird (herein called "the Grantee"), the receipt and sufficiency of which is hereby acknowledged, and the execution by the Grantee of a purchase money mortgage securing One Hundred Thirty-Three Thousand Sixty-Two and No/100 Dollars (\$133,062.00), the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to the matters hereafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

E 1/2 of W 1/2 and SW 1/4 of SW 1/4 of Section 19, Township 19 South, Range 2 East, less Old Highway 280, containing 195.68 acres, more or less, except and reserving all minerals and mining rights.

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TO HAVE AND TO HOLD, unto the Grantee, his heirs and assigns, forever, subject to (i) lien for ad valorem taxes for the current tax year, (ii) existing easements and rights of way, including without limitation, those shown by instruments recorded in Deed Book 104 at page 449, Deed Book 95 at page 524, Deed Book 95 at page 537, Deed Book 222 at page 334, Deed Book 245 at page 10 and Deed Book 290 at page 390 in the Office of the Judge of Probate of Shelby County, Alabama, (iii) lack of access to and

BRADLEY, ARANT, ROSE & WHITE
1400 PARK PLACE TOWER
BIRMINGHAM, ALABAMA 35203

from said real estate, and (iv) encroachments, overlaps or boundary line disputes which would be disclosed by an accurate survey and inspection of said real estate, including without limitation, those shown by the survey of James A. Riggins dated May 17, 1986.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed for and in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officers, this 23 day of July, 1986.



CHAMPION REALTY CORPORATION

By [Signature]
Its EH DANIELS III, VICE PRESIDENT

ATTEST:

[Signature]
Its SECRETARY

STATE OF TEXAS

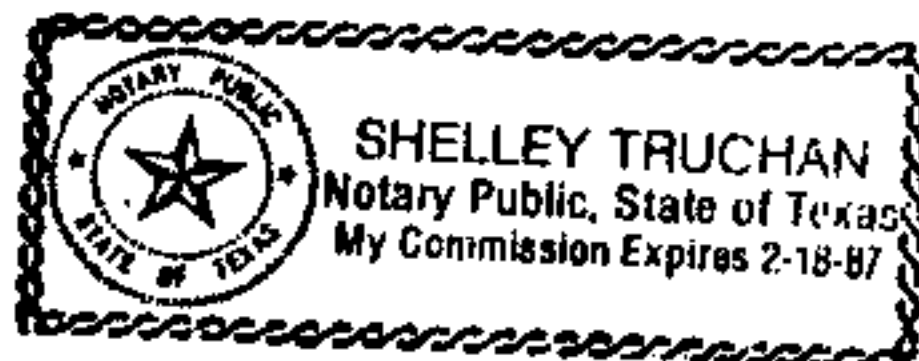
HARRIS COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E.H. Daniels, III, whose name as Vice President of Champion Realty Corporation, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 18th day of July, 1986.

Shelley Truchan
Notary Public

[NOTARIAL SEAL]



This instrument was prepared by:

J. Robert Fleenor
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 AUG -7 PM 1:08

Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 33.50
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 42.00

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