

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mountain Oaks Dev. Co.
1442 Montgomery Highway
Vestavia Hills, AL 35216

338
WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, .

NORMAN J. MIZERANY, an unmarried man

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

MOUNTAIN OAKS DEVELOPMENT COMPANY, an Alabama Partnership
composed only of Jerry Lucas and Charles R. Saunders

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

A parcel of land situated part in the SW 1/4 of the NE 1/4; part in the SE 1/4 of the NE 1/4 and part in the NW 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 1 West, described as follows:

Beginning at the NW corner of the SW 1/4 of the NE 1/4 of Section 15, and go South 01 deg. 02 min. 13 sec. West along the West boundary of said 1/4 1/4 Section for 1364.58 feet to the NW corner of the NW 1/4 of the SE 1/4 of said Section; thence continue along previous course for 908.12 feet to the Northwest boundary of Shelby County Highway No. 43; thence North 44 deg. 52 min. 34 sec. East along said North boundary for 3101.05 feet; thence North 87 deg. 36 min. 46 sec. West for 895.04 feet; thence North 00 deg. 18 min. 26 sec. East for 38.74 feet to the North boundary of the SW 1/4 of the NE 1/4 of said Section; thence South 89 deg. 56 min. 41 sec. West along said North boundary for 1252.85 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

BOOK 165 PAGE 689 BOOK 139 PAGE 116 Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 116 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 228 page 439 and Deed Book 228 page 440 in Probate Office of Shelby County, Alabama.

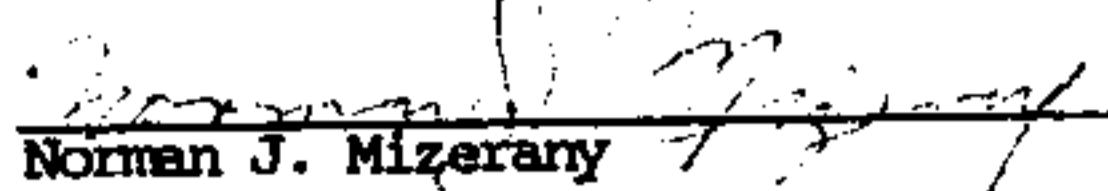
Mineral and mining rights excepted, if not owned by Grantor.

\$130,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, 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 August, 1986.


Norman J. Mizerany (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman J. Mizerany, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

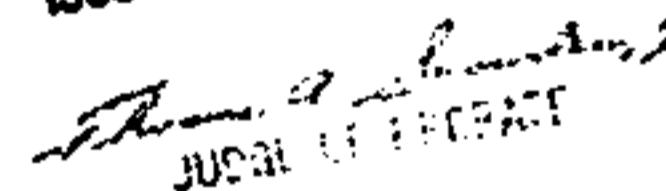
Given under my hand and official seal this 29th day of August, 1986.




Notary Public

BOOK 689 PAGE 166

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP -5 AM 10:28


JUDAH J. MIZERANY

1. Deed Tax \$ 50.00
2. Mig. Tax _____
3. Recording Fee \$ 0.00
4. Indexing Fee 1.00
TOTAL \$6.00