

This instrument was prepared by:

Walter F. Scott, III
Lange, Simpson, Robinson & Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

*Purchase Price
\$163,000*

STATE OF ALABAMA)

WARRANTY DEED

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to FIRST ALABAMA BANK, a Alabama Banking Corporation (hereinafter referred to as "Grantor"), in hand paid by JEF Millwork Company, Inc., an Alabama Corporation (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the real estate situated in Jefferson County, Alabama, more particularly described as follows:

A portion of the West half of the NW 1/4 of Section 2, Township 24 North, Range 12 East, more particularly described as follows:

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Begin at the SE corner of the West half of the NW 1/4 of Section 2, Township 24 North, Range 12 East, and run Northerly along the East side of said West half for 1528.80 feet to the point of beginning; thence turn an angle of 110 degrees 04 minutes 11 seconds to the left and run Southwesterly 248.05 feet; thence turn an angle of 49 degrees to the right and run Northwesterly 263.51 feet; then turn an angle of 114 degrees to the left and run Southerly 508.50 feet; then turn an angle of 90 degrees 56 minutes 51 seconds to the left and run Easterly 501.11 feet; then turn an angle of 94 degrees 29 minutes 30 seconds to the left and run Northerly 73.88 feet; then turn an angle of 1 degree 20 minutes 46 seconds to the right and run Northerly 212.90 feet; then turn an angle of 00 degrees 30 minutes 12 seconds to the left and run Northerly 212.37 feet back to the point of beginning, situated in Shelby County, Alabama.

A PURCHASE MONEY MORTGAGE HAS BEEN EXECUTED SIMULTANEOUSLY HERewith, AND SAID MORTGAGE EXCEEDS THE PURCHASE PRICE OF THE ABOVE DESCRIBED PROPERTY.

EXCEPTIONS:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

*First Ala. Bank
Nelson & Co.*

3. Any unfilled mechanics or materialmen's liens.
4. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
5. Any claim or allegation in any bankruptcy proceedings filed by or on behalf of Barbara Jurek, a married woman, and Janet Owens, a married woman, within one year from October 7, 1987, that the deed from Barbara Jurek and Janet Owens to First Alabama Bank, as recorded in Real Record 157, Page 523, in Probate Office of Shelby County, Alabama, was a fraudulent transfer.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever, and said Grantor for itself, its successors and assigns, covenants with the said Grantee, its successors and assigns; that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its authorized agent, has hereto set its signature and seal, this the 16th day of December, 1987.

ATTEST:

Walter Scott

FIRST ALABAMA BANK, an Alabama Banking Corporation

By:

K. R. Kirkland
Its PRES.

STATE OF Alabama)
COUNTY OF Shelby)

I, Elizabeth Botkin, a Notary Public in and for said State and County hereby certify that K. R. Kirkland, whose name as President of First Alabama Bank, an Alabama Banking Corporation, is signed to the within and foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he, as an Officer of First Alabama Bank, with full authority to do so, executed the same voluntarily for and as the act of First Alabama Bank.

Given under my hand and official seal this 16th day of December, 1987.

Elizabeth Botkin
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 DEC 21 AM 11:36

Thomas A. Snowden
JUDGE OF PROBATE

1. Deed Tax	\$ <u>2</u>
2. Mtg. Tax	<u>0</u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>600</u>