

Send Tax Notice To:

Highway 39, an Alabama
General Partnership
c/o Mr. Greg A. Church
2018 Morris Avenue
Suite 200
Birmingham, AL 35203

409
This instrument was prepared by:

Claude McCain Moncus, Esq.
Corley, Moncus & Bynum, P.C.
2100 SouthBridge Parkway, Ste. 650
Birmingham, Alabama 35209

STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Seven Thousand Sixty and no/100 Dollars (\$147,060.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, James E. Braden and wife, Frances Jeanette Braden, (herein referred to as Grantor) do grant, bargain, sell and convey unto Highway 39, an Alabama general partnership, (herein referred to as Grantee), the real estate described in Exhibit "A" attached hereto and made a part hereof, situated in Shelby County, Alabama.

Subject to:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama, in Deed Book 126, Page 52, and in Deed Book 226, Page 547, in Probate Office.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as conveyed in Deed Book 19, Page 204, in Probate Office.
4. Mortgage from James E. Braden and wife, Frances Jeanette Braden, to Birmingham Federal Savings and Loan Association, dated October 28, 1983, recorded in Mortgage Book 438, Page 570, and Adjustable Rate

BOOK 193 PAGE 163

Corley

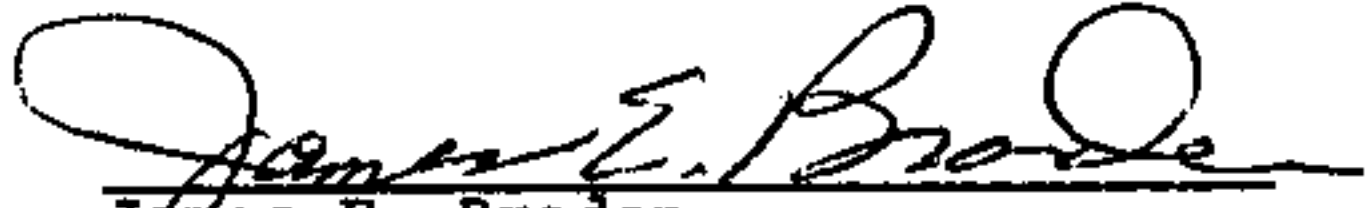
Loan Rider recorded in Mortgage
Book 438, Page 979, in Probate
Office of Shelby County, Alabama.

\$75,000.00 of the purchase price recited
above was paid from a purchase money
mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee,
its successors and assigns forever.

And we do for ourselves and for our heirs,
executors, and administrators covenant with the said
Grantee, its successors and assigns, that we are
lawfully seized in fee simple of said premises; that it
is 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, execu-
tors and administrators 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, we have hereto set our
hands and seals this 27 day of June, 1988.


James E. Braden


Frances Jeanette Braden

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and
for said County in said State, hereby certify that
James E. Braden and wife, Frances Jeanette Braden,
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
27 day of June, 1988.


Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Northwest corner of the Northwest Quarter of the Northeast Quarter of Section 8, Township 20 South, Range 1 West; run thence South 0 degrees 13 minutes 40 seconds West along the West line of said Quarter-Quarter section for 6.67 feet to the Point of Beginning; run thence North 89 degrees 05 minutes 58 seconds East for 1307.99 feet; run thence South 0 degrees 38 minutes 29 seconds East along a fence line for 593.07 feet; run thence South 0 degrees 44 minutes 14 seconds East along said fence for 1164.27 feet to the North right of way of County Road Number 39; run thence in a Southwesterly direction along said right of way and a curve to the right having a radius of 1967.21 feet, a chord of South 54 degrees 48 minutes 40 seconds West for 137.89 feet with a arc distance of 137.92 feet; run thence South 56 degrees 49 minutes 11 seconds West along said right of way for 183.79 feet; run thence in a Southwesterly direction along said right of way and a curve to the right having a radius of 1642.74 feet, a chord of South 63 degrees 12 minutes 49 seconds West for 365.88 feet, with a arc distance of 366.64 feet; run thence North 16 degrees 54 minutes 54 seconds West for 1148.86 feet; run thence West for 405.95 feet to the West line of the Northeast Quarter of said Section 8; run thence North 0 degrees 13 minutes 40 seconds East along said West line for 982.44 feet to the Point of Beginning.

Said land being in the Northeast Quarter of Section 8, Township 20 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama and containing 46.97 acres.

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL -7 PH 7:52

Thomas C. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>72.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>81.00</u>