

This instrument prepared by:

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Suite 525, SouthBridge Building  
Birmingham, Alabama 35209

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WARRANTY DEED

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eight Hundred Thousand and No/100 DOLLARS (\$800,000.00) to the undersigned grantor, Robert Britt Burns, an individual (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby GRANT, BARGAIN, SELL AND CONVEY unto Vera Aukes Moor (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description of property specified on Exhibit A, attached hereto and made a part hereof.

This conveyance is subject to the following items:

1. Ad valorem taxes for the year 1989 which are not yet due and payable.
2. Oil, Gas and Mineral Lease recorded in Volume 347, at Page 419 in the Probate Office of Shelby County, Alabama.
3. Easement for Ingress and Egress recorded in Real 56, at Page 820 in the Probate Office of Shelby County, Alabama.
4. Restrictions appearing of record in Real 56, at Page 820 in the Probate Office of Shelby County, Alabama.
5. Right of Way for Alabama Power Company as recorded in Real 167, at Page 283, and in Real 133, at Page 556 in the Probate Office of Shelby County, Alabama.
6. Subject to any riparian rights possessed by any owners of real property contiguous to the lake located on the subject property.

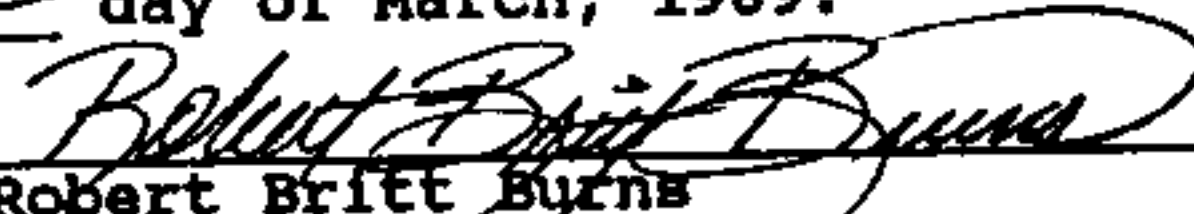
TO HAVE AND TO HOLD to said GRANTEE, her successors and assigns, forever.

And the GRANTOR does, for himself, his successors and assigns, covenant with the GRANTEE, her successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, his successors and assigns shall

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warrant and defend the same to the GRANTEE, her successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has set his signature hereto, this the 31<sup>st</sup> day of March, 1989.

  
Robert Britt Burns

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Robert Britt Burns, 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 seal this the 31<sup>st</sup> day of March, 1989.

  
NOTARY PUBLIC

My Commission Expires:

[SEAL]

7/27/92

Recording taxes payable on recordation of this Warranty Deed are being paid in connection with three mortgages being filed contemporaneously herewith.

Send tax notice to:

Vera Aukes Moor  
c/o Manley Eugene Moor, III  
2022 Brookwood Medical Center Drive  
Suite 211  
Birmingham, Alabama 35209

EXHIBIT A

1. Dead Tax \$  
2. Mtg. Tax  
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
8.50

The Northwest Quarter of the Southeast Quarter of Section 22, Township 18 South, Range 1 West, Huntsville Meridian, being more particularly described as follows:

Commence at the Southeast corner of Section 22, Township 18 South, Range 1 West, Huntsville Meridian; thence South 87 degrees 22 minutes 03 seconds West, along the South Section line of said Section, 2,660.97 feet to the West line of the Southeast Quarter of said Section, thence North 1 degree 51 minutes 53 seconds West, along the West line of said Quarter Section, 1,333.64 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section and the Point of Beginning; thence continue along previously described course, 1,333.64 feet to an iron pin found, being the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section; thence North 87 degrees 27 minutes 45 seconds East, along the North line of the Southeast Quarter of said Section 1,324.56 feet to the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence South 1 degree 59 minutes 30 seconds East, along the East line of the Northwest Quarter of the Southeast Quarter, 1,332.50 feet to the Southeast Corner of the Northwest Quarter of said Southeast Quarter; thence South 87 degrees 24 minutes 53 seconds West along the South line of the Northwest Quarter of the Southeast Quarter, 1,327.52 feet to the Point of Beginning.

ALSO:

An Easement 60 feet in width, all being located in the Northwest Quarter of the Southeast Quarter of Section 22, Township 18, South, Range 1 West, Huntsville Meridian (the subservient estate), to benefit and serve the Northeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, both in Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, (the dominant estate), and being more particularly described as follows:

Commence at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 22; thence North 87 degrees 27 minutes 45 seconds East, along the North line of the Southeast Quarter of said Section, 1,164.56 feet to the Beginning of a curve to the right, said curve having a central angle of 90 degrees 32 minutes 46 seconds, a radius of 158.49 feet, an arc length of 250.45 feet, and a chord of 225.19 feet as measured along a bearing of South 47 degrees 15 minutes 52 seconds; thence along said arc, 250.45 feet to the Point of Tangency; said Point being on the East line of the Northwest Quarter of the Southeast Quarter of said Section; thence South 1 degree 59 minutes 30 seconds East, along said East line 1,172.50 feet to the Southeast corner of the Northwest Quarter of the Southeast Quarter of said Section; thence South 87 degrees 24 minutes 53 seconds West, along and with the South line of said Quarter-Quarter Section, 60 feet to a Point; thence North 1 degree 59 minutes 30 seconds West, parallel to the East line of the Northwest Quarter of the Southeast Quarter, 1,173.13 feet to the Beginning of a Curve to the left, said curve having a central angle of 90 degrees 32 minutes 46 seconds, a radius of 98.49 an arc length of 155.54 feet, and a chord of 139.91 feet as measured along a bearing of North 47 degrees 15 minutes 52 seconds West; thence along said arc, 155.54 feet to the Point of Tangency; thence South 87 degrees 27 minutes 45 seconds West, parallel to the North line of the Southeast Quarter, 940.64 feet to a Point; thence North 77 degrees 32 minutes 16 seconds West, 231.82 feet to the Point of Beginning.

ALL INFORMATION  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 APR -3 PM 12:12

*John A. Shivers*  
NOTARY PUBLIC