

Send tax notice to
Rosa P. Johnston
4024 Saddle Run Circle
Pelham, Alabama 35124

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

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STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand and no/100---DOLLARS in hand paid to the undersigned, Gibson-Anderson-Evins, Inc., an Alabama Corporation (hereinafter referred to as "Grantor") by Rosa P. Johnston (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Saddle Run Subdivision as recorded in Map Book 11, page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1990.
2. Right of way to Alabama Power Co. as recorded in Real Vol. 142, page 195, Vol. 101, page 551, Vol. 112, page 49 and Vol. 263, page 48.
3. Restrictions as recorded in Real Vol. 144, page 124.
4. Restrictions in favor of Alabama Power Co. as recorded in Real Vol. 145, page 705.
5. Agreement with regards to underground residential utility distribution with Alabama Power Co. as recorded in Real Vol. 145, page 712 in Shelby County, Alabama.

6. Excepting therefrom title to all mineral of every kind and character within and underlying the premises, together with mining rights and other rights privileges and immunities relating thereto, as recorded in Vol. 79, page 297, in said Probate Office.
7. Right of way to Shelby County, Alabama recorded in Vol. 135, page 364.
8. Condemnation by Alabama Power Co. as filed in Lis Pendings Vol. 5, page 265, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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, her heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, L. S. Evins, III, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the day of July, 1990.

GIBSON-ANDERSON-EVINS, INC.

By: *L. S. Evins III*
Its *[Signature]*

STATE OF ALABAMA

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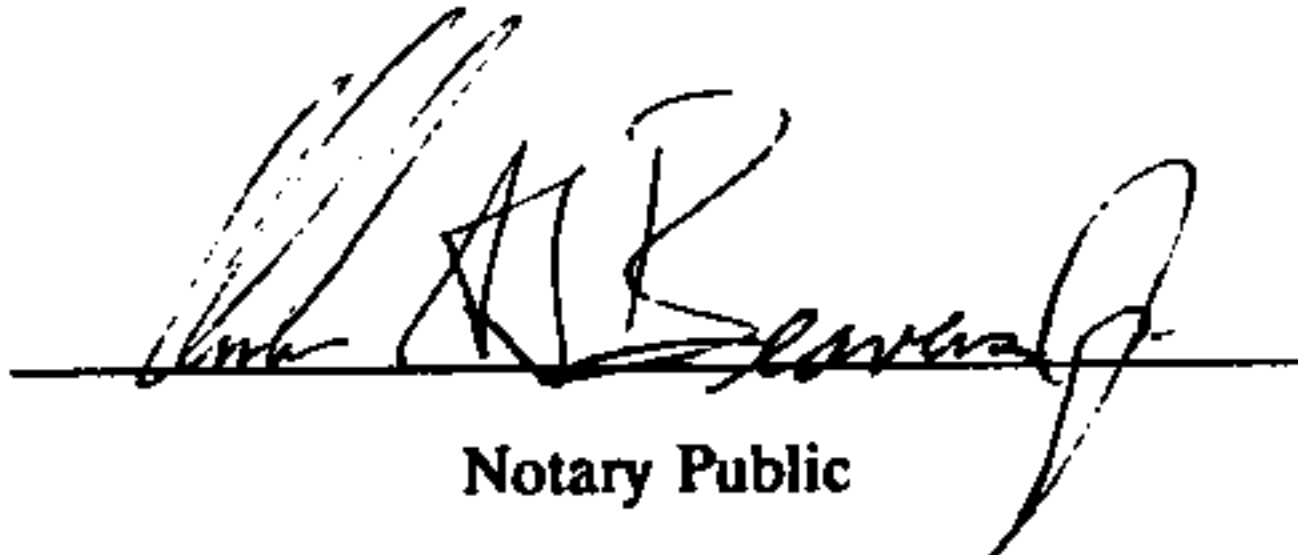
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JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that L. S. Evins III, whose name as President of Gibson-Anderson-Evins, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of July 1990.


Notary Public

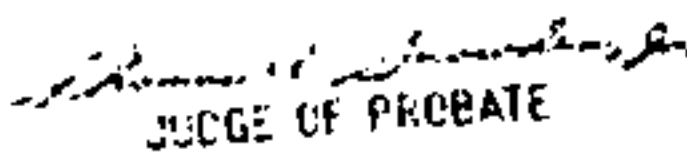
[NOTARIAL SEAL]

My Commission expires: 6/10/91

BOOK 303 PAGE 101

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

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JUDGE OF PROBATE

1	90.00
2	7.50
3	5.00
4	1.00
5	
6	
Total	\$101.50