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This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
COMMERCIAL EQUITIES, INC.
7660 HERITAGE PL
B'ham. AL. 35210

WARRANTY DEED AND QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, CHARLES W. MOBLEY, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto COMMERCIAL EQUITIES, INC. (herein referred to as Grantee, whether one or more), the following real estate, described as Parcel I, situated in SHELBY County, Alabama, to-wit:

PARCEL I:

All of E 1/2 of W 1/2 of Section 33, Township 20 South, Range 2 East, that lies North of Coosa River and South of Southern Railroad right of way.

All of E 1/2 of Section 33, Township 20 South, Range 2 East that lies South of Southern Railroad right of way and West of Coosa River.

All that part of Fractional Section 34, Township 20 South, Range 2 East that lies South of Southern Railroad right of way and West of Coosa River.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter. (2) Right(s)-of-Way(s) granted to the public as shown by Tax Plat and as the same now exists. (3) Flood Rights, other easements or interest owned by Alabama Power Company including rights in Civil Case No. CA 66-769, Lis Pendens 4 page 381.

\$175,000.00 of the consideration recited herein was derived from a purchase money mortgage closed simultaneously with the delivery of this deed.

The property conveyed herein constitutes no part of the homestead of the Grantor or the Grantor's spouse.

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

And the said CHARLES W. MOBLEY, does for himself and for his successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said Parcel I premises ; that they are free from all encumbrances, unless otherwise stated above; that the said CHARLES W. MOBLEY has a good right to sell and convey the same as aforesaid; that he will, and his 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.

ALSO, KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid by COMMERCIAL EQUITIES, INC., the receipt whereof is hereby acknowledged, the undersigned, CHARLES W. MOBLEY, a married man, does hereby remise, release, quitclaim and convey to the said COMMERCIAL EQUITIES, INC. all of his right, title and interest in and to the following described real estate, to-wit:

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PARCEL II:

That part of Fractional "I" lying North of Coosa River and South of Southern Railway Company right of way and North of Yellow Leaf Creek. Also, the W 1/2 of the SW 1/4 of Section 33, Township 20 South, Range 2 East.

\$175,000.00 of the consideration recited herein was derived from a purchase money mortgage closed simultaneously with the delivery of this deed.

IN WITNESS WHEREOF, CHARLES W. MOBLEY, a married man, has hereto set his hand and seal, this the 15th day of January, 1992.

Charles W. Mobley
Charles W. Mobley

STATE OF COLORADO)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES W. MOBLEY, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 1992.



Heather R. Daughan
Notary Public
My Commission Expires: _____

My Commission Expires March 26, 1995

STATE OF ALA. SHERIFF'S OFFICE
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN 31 PH 2: 23

JUDGE OF PROBATE

1. Deed Tax	\$ 25.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 34.00