

Send tax notice to:  
Michael E. Stephens  
1421 Indian Crest Drive  
Indian Springs, Alabama 35124

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

STATE OF ALABAMA )

SHELBY COUNTY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) in hand paid to Frank A. Moultrie, a married man (hereinafter referred to as "Grantor") by Michael E. Stephens (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the real estate situated in Shelby County, Alabama, more particularly described as follows:

Commence at the northeast corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; thence run south along the east section line 975.61 feet, more or less, to a point on the south right-of-way line of the Cahaba Valley Road; thence turn right 69 degrees 51 minutes and run southwest along said south right-of-way line 554.0 feet to the point of beginning; thence continue last course southwesterly 132.22 feet; thence turn left 86 degrees 08 minutes and run southeast 479.54 feet to a point on the north side of Bishop Creek; thence turn left 124 degrees 28 minutes 39 seconds and run northeast 174.61 feet along the north side of said creek; thence turn left 57 degrees 17 minutes 21 seconds and run northwest 389.8 feet to the point of beginning.

ALSO, all of the land between the south line of the above described parcel and the center of Bishop Creek.

Located in the east half of the northeast quarter of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama.

According to survey of Amos Cory, RLS #10550, dated July 30, 1991.

BARW\_1 36271

Inst # 1992-09246

05/26/1992-09246  
09:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 211.50

SUBJECT TO:

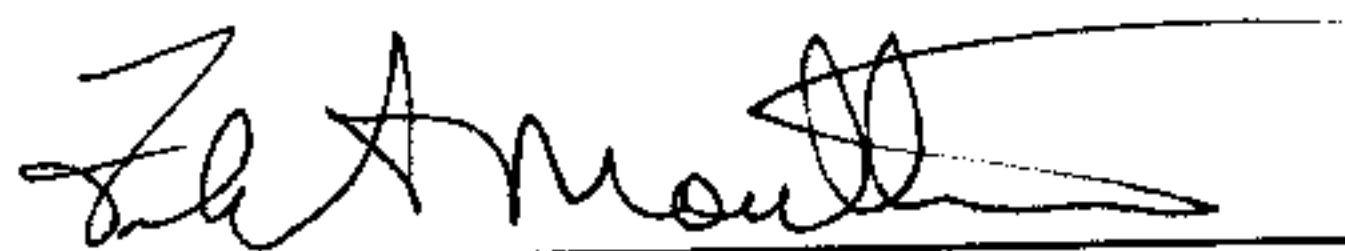
1. Current ad valorem taxes.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 529, and Deed Book 186, page 176, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way to Shelby County as recorded in Deed Book 135, page 18, in said Probate Office.
4. Agreement regarding joint use of well and pump as recorded in Deed Book 229, page 62, in said Probate Office.
5. Rights reserved to William E. Dennis and Mary Alice Dennis (the "Dennises") (which said rights are personal to the Dennises and do not run with the land) by that certain deed recorded in Book 357, page 792, in the Office of the Judge of Probate of Shelby County, Alabama. Grantor does hereby grant, bargain, sell and convey unto Grantee all of Grantor's rights to terminate the aforesaid rights of the Dennises as set out in the aforesaid deed.

Grantor hereby certifies that the above described property does not constitute his homestead (as defined by Section 6-10-2 of the Code of Alabama, 1975).

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

And the Grantor does for himself, his heirs and assigns, covenant with the Grantee, his heirs, executors, and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 15<sup>th</sup> day of May, 1992.



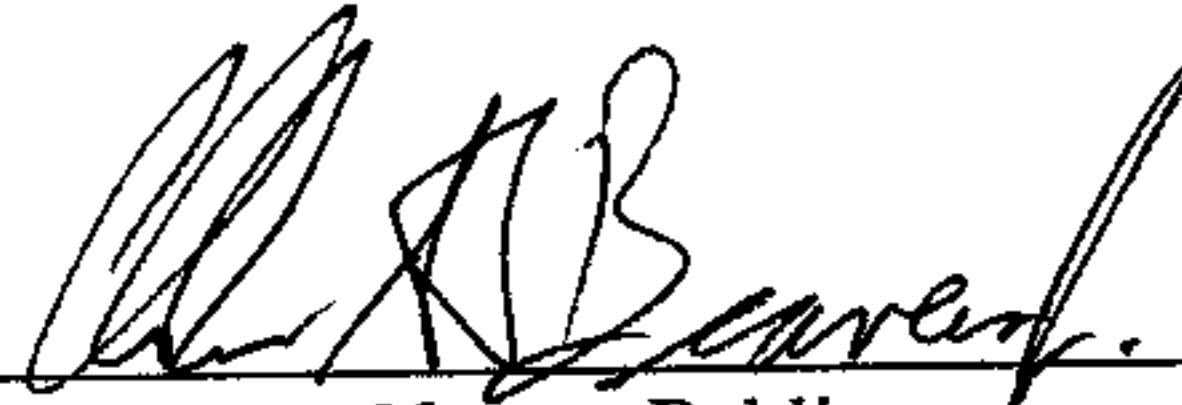
Frank A. Moultrie

STATE OF ALABAMA  
JEFFERSON COUNTY

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)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Frank A. Moultrie, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of May, 1992.



Notary Public

[NOTARIAL SEAL]

My commission expires Aug '95