

THIS INSTRUMENT WAS PREPARED BY: Ben L. Zarzaur, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
J. Harris Development Corp.  
1109 Townhouse Road  
Helena, Alabama 35080

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and NO/100, (\$175,000.00), DOLLARS, in hand paid to the undersigned, Park Forest Development Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by J. Harris Development Corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Begin at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 26, Township 21 South, Range 3 West; thence run Westerly along 1/4-1/4 line a distance of 420.0 feet; thence turn right 112 degrees 14 minutes 30 seconds and run Northeasterly a distance of 80.76 feet; thence turn left 112 degrees 42 minutes 41 seconds and run Westerly a distance of 393.28 feet; thence turn left 89 degrees 33 minutes 20 seconds and run Southerly a distance of 71.70 feet; thence turn right 90 degrees 00 minutes and run Westerly along 1/4-1/4 line a distance of 305.00 feet; thence turn left 91 degrees 20 minutes 45 seconds and run Southerly a distance of 35.31 feet; thence turn right 90 degrees 00 minutes and run Westerly a distance of 236.27 feet; thence turn left 90 degrees 00 minutes and run Southerly along 1/4-1/4 line a distance of 1295.78 feet to the Southwest corner of NW 1/4 of the SW 1/4 of said Section, Township and Range; thence turn left 89 degrees 16 minutes 35 seconds and run Easterly along 1/4-1/4 line a distance of 1311.27 feet to the Southeast corner of NW 1/4 of the SW 1/4 of said Section, Township and Range; thence turn left 90 degrees 11 minutes 10 seconds and run northerly along 1/4-1/4 line a distance of 1322.36 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1992.
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed book 154, Page 423 in Probate Office; and,
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 319, page 451 and Deed book 332, Page 366 in Probate Office.

The purchase price recited above was paid from the proceeds of a purchase money mortgage in the amount of \$599,000.00 executed simultaneously with delivery of this deed.

The Grantor is not making any warranty, express or implied, in connection with the present or future condition of the above described real estate, or any house or other improvements located thereon; said real estate, house and improvements are being conveyed to the Grantee in the property's "as is" condition.

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

And said GRANTOR does for itself, it successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend

the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

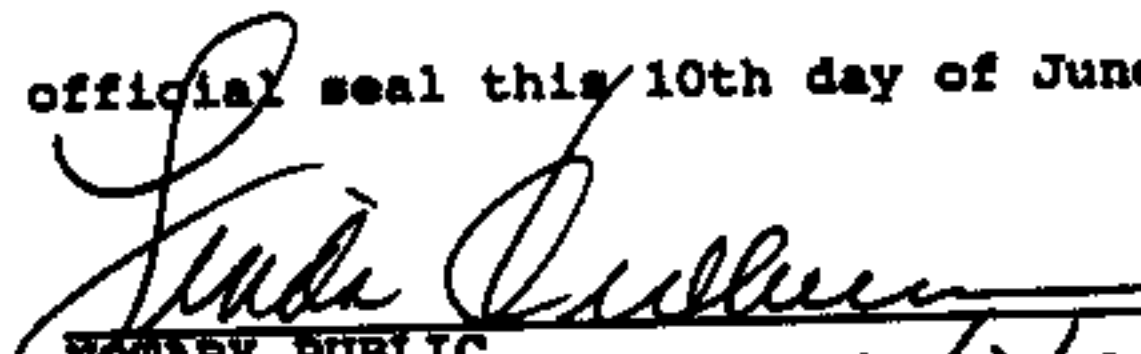
IN WITNESS WHEREOF, the said Park Forest Development Corporation by its President, Barbara D. Williams, who is authorized to execute this conveyance, has hereto set its signature and seal, this 10th day of June, 1992.

 (SEAL)  
BY: Barbara D. Williams  
ITS: President

THE STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Barbara D. Williams whose name as President of Park Forest Development Corporation, a corporation, 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, she, as such officer and with full authority, executed the same voluntarily on for and as the act of said corporation.

Given under my hand and official seal this 10th day of June, 1992.

  
NOTARY PUBLIC  
My commission expires: 6/3/94

Inst # 1992-11351

06/16/1992-11351  
10:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 10.00