

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Matthew D. Bass
402 North Main Street
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and no/100-----(\$60,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Roy A. Blankenship and wife, Nancy I. Blankenship

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Matthew D. Bass

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN
BY REFERENCE.

Subject to taxes for 1992 and subsequent years, easements, restrictions, permits
and roadways of record.

\$48,000.00 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

Inst # 1992-15782

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, we have hereunto set our hands(s) and seal(s), this 31st
day of July, 1992

(Seal)

Roy A. Blankenship

(Seal)

Nancy I. Blankenship

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy A. Blankenship and wife, Nancy I. Blankenship whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A. D., 1992

Notary Public.


EXHIBIT A
LEGAL DESCRIPTION

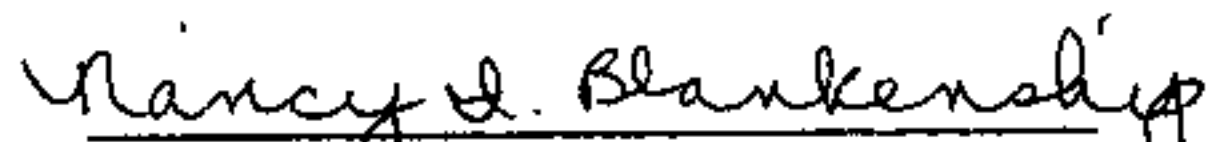
Commence at the intersection of the West margin of Main Street and the North margin of Sterrett Street in the City of Columbiana, Alabama; thence run Northerly along the West margin of Main Street a distance of 168.0 feet to the point of beginning; thence continue along the same line of direction for a distance of 179.0 feet to a point; thence turn an angle of 90 degrees to the left and run Westerly a distance of 249.97 feet to a point; thence turn an angle of 90 degrees to the left and run Southerly a distance of 119.0 feet to a point; thence turn an angle of 90 degrees to the left and run Easterly a distance of 46.97 feet to a point; thence turn an angle of 90 degrees to the right and run Southerly a distance of 57.46 feet to a point; thence turn an angle of 89 degrees 17 minutes to the left and run Easterly a distance of 203.0 feet to the point of beginning. Said lot is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, A non-exclusive easement for ingress and egress, being more particularly described as follows:

Commence at the intersection of the West margin of Main Street and the North margin of Sterrett Street in the City of Columbiana, Alabama; thence run Northerly along the said West margin of Main Street a distance of 347.0 feet to the point of beginning of the easement herein described; thence continue along the same line of direction for a distance of 15.0 feet to a point; thence turn an angle of 90 degrees to the left and run Westerly a distance of 165.0 feet to a point; thence turn an angle of 90 degrees to the left and run Southerly a distance of 15.0 feet; thence turn an angle of 90 degrees to the left and run Easterly a distance of 165.0 feet to the point of beginning. Said easement shall be for the purpose of ingress and egress, is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION

 8-1-92
Roy A. Blankenship


Nancy I. Blankenship

Inst # 1992-15782

08/03/1992-15782
12:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00