

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND & NO/100----
(\$138,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we John W.
Strauss and wife, Heidi B. Strauss (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto David Lyndon Ferguson (herein referred
to as grantee, whether one or more), the following described real estate, situated
in Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$123,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 3436 Indian Lake Drive, Pelham, Alabama 35124

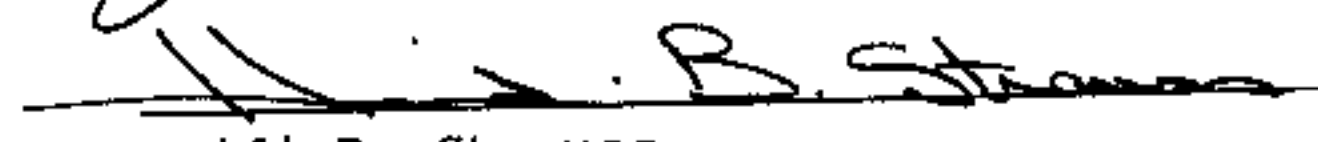
Heidi B. Tyre and Heidi B. Strauss are one and the same person.

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 said grantee, his, her or 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 stated 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of
September, 1993.

 (SEAL)
John W. Strauss

 (SEAL)
Heidi B. Strauss

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that John W. Strauss and wife, Heidi B. Strauss 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 15th day of September A.D., 1993


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-6-95

09/20/1993-28807
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

Inst # 1993-28807

EXHIBIT "A"

A parcel of land situated in Section 36 Township 19 South range 3 W and being more particularly described as follows: Commence at 24 the S.W. corner of the S.W. 1/4 of the N.W. 1/4 of Section 36, Township 19S, Range 3W, run S. 89 deg. 59 min. 00 sec. E a distance of 263.00; thence N 10 deg. 54 min. 00 Sec. E a distance of 258.71 feet; thence N 68 deg. 03 min. 00 sec. E a distance of 187.85 feet; thence N 56 deg. 17 min. 00 sec. W a distance of 128.00 feet; thence N 33 deg. 43 min. 00 sec. E a distance of 293.00 feet to The Point of Beginning; thence run S. 56 deg. 17 min. 00 sec. E a distance of 120.00 feet; thence N 08 deg. 00 min. 30 sec. E a distance of 29.90 feet; thence N 04 deg. 03 min. 00 sec. E a distance of 82.82 feet to the point of beginning of a curve to the right, said curve having a radius of 199.36 feet, central angle of 24 deg. 29 min. 00 sec.; thence continue along arc of said curve a distance of 85.19 feet, said arc being subtended by a chord which bears N 16 deg. 17 min. 30 sec. E a chord distance of 84.54 feet; thence N 28 deg. 32 min. 00 sec. E a distance of 59.34 feet to the beginning of a curve to the left, said curve having a radius of 99.23 feet central angle of 38 deg. 35 min 00 sec.; thence continue along arc of said curve a distance of 66.85 feet, said arc being subtended by a chord which bears N 09 deg. 14 min. 30 sec. E a chord distance of 65.60 feet; thence S 59 deg. 12 min. 00 sec. W a distance of 151.00 feet to the beginning of a curve to the left, said curve having a radius of 377.82 feet, central angle of 11 deg. 19 min. 00 sec.; thence continue along arc of said curve a distance of 74.62 feet said arc being subtended by a chord which bears S 53 deg. 32 min. 30 sec. W a chord distance of 74.50 feet; thence S 47 deg. 53 min. 00 sec. W. a distance of 57.80 feet; thence S 31 deg. 48 min. 23 sec. W (S 42 deg. 11 min. 00 sec. W Deed) a distance of 35.35 feet (32.32 feet Deed); thence S 56 deg. 17 min. 00 sec. E (S 74 deg. 11 min. 37 sec. E Deed) a distance of 95.00 feet to The Point of Beginning. Said parcel contains 0.78 acres, more or less.

JS #5

Inst # 1993-28807

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