

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of : THREE HUNDRED FIFTY FIVE THOUSAND SIX HUNDRED EIGHTY and NO/100's (\$355,680.00) to the undersigned grantors, J. A. BROWN COMPANY, INC., an Alabama corporation and CHARLENE H. SCOTT, a single woman, (hereinafter "GRANTOR") in hand paid by the grantee herein, the receipt whereof is acknowledged, grantors, do grant, bargain, sell and convey unto WEATHERLY DEVELOPMENT COMPANY, INC. (hereinafter grantees"), all of their interest in the following described real estate, situated in Shelby County, Alabama:


LEGAL SHOWN ON EXHIBIT "A" attached hereto.

\$353,180.00 of the consideration is from a purchase money first mortgage being executed simultaneously herewith.

Subject to any and all matters of public record, including but not limited to easements, restrictions, rights of way and public rights and all other matters which can be easily discerned by a survey and public view.

To have and to hold unto the said grantees, their successors and assigns, forever. And grantor does, for itself and for their successors and assigns covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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.

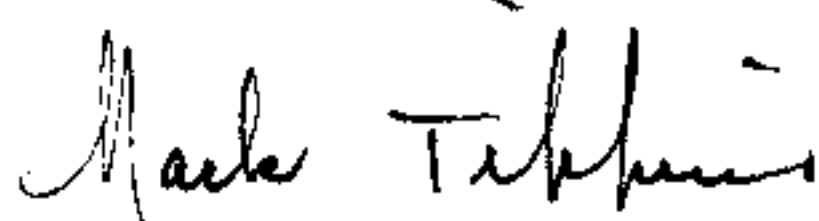
IN WITNESS WHEREOF, J.A. BROWN, the president of J.A. BROWN COMPANY, INC.. who is duly authorized, has hereunto set his hand and seal this 12 day of NOVEMBER, 1993.



J.A. BROWN COMPANY, INC. by its
President : J.A. BROWN

Inst # 1993-36367

1 11/16/1993-36367
01:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 16.00



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that J. A. BROWN as president of J.A. BROWN COMPANY, INC. and whose name 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, he executed the same voluntarily for and as the act of the corporation and with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 12 day of NOVEMBER 1993.

Michael David Phillips NOTARY PUBLIC

My commission expires: 3-3-95

IN WITNESS WHEREOF, CHARLENE H. SCOTT has hereunto set her hand and seal this 12 day of NOVEMBER, 1993.

Charlene H. Scott :
CHARLENE H. SCOTT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHARLENE H. SCOTT whose name 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, he executed the same voluntarily for on the day the same bears date.

GIVEN under my hand and official seal this the 12 day of NOVEMBER 1993.

Michael David Phillips NOTARY PUBLIC

My commission expires: 3-3-95

Prepared by : Mark Tippins, 14 Office Park Circle #105 Birmingham, AL. 35223.

Send tax notice to : WEATHERLY DEVELOPMENT COMPANY 1100 Lakeridge Drive Birmingham, Alabama 35244.

LEGAL DESCRIPTION

Part of the East half of the SE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the SE corner of said Section 30, run in a westerly direction along the south line of said Section for distance of 1362.03 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 11 minutes 49 seconds and run in a northerly direction for a distance of 1333.12 feet to an existing iron pin; thence turn an angle to the right of 1 degrees 00 minutes 46 seconds and run in a northerly direction for a distance of 430.84 feet to an existing iron pin, being the SW corner of Lot 12, Cheshire, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, page 93; thence turn an angle to the right of 88 degrees 26 minutes 51 seconds and run in an easterly direction along the South line of Lots 12 and 13 of said Cheshire Subdivision for a distance of 589.72 feet; thence turn an angle to the left of 35 degrees 39 minutes 47 seconds and run in a northeasterly direction for a distance of 943.82 feet to an existing iron pin, being on the East line of said Section 30; thence turn an angle to the right of 126 degrees 07 minutes 33 seconds and run in a southerly direction along the West line of Lot 119, Weatherly Windsor Sector No. 5, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 14, Page 104, for a distance of 352.20 feet to an existing iron pin; thence turn an angle to the right of 107 degrees 14 minutes 40 seconds and run in a northwesterly direction for a distance of 94.47 feet to an existing iron pin; thence turn an angle to the left of 103 degrees 25 minutes 39 seconds and run in a southerly direction for a distance of 323.29 feet; thence turn an angle to the left of 90 degrees and run in an easterly direction for a distance of 111.99 feet to an existing iron pin, and being on the East line of said Section 30; thence turn an angle to the right of 86 degrees 10 minutes 59 seconds and run in a southerly direction for a distance of 333.11 feet to an existing iron pin; thence continue in a southerly direction along the East line of said Section 30, for a distance of 1334.89 feet, more or less, to the point of beginning.

Minerals and mining rights excepted.

PREPARED BY: MARK E. TIPPINS, ATTORNEY AT LAW
14 Office Park Circle #105 Birmingham, AL. 35223.

Inst # 1993-36367

11/16/1993-36367
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 16.00