

Send Tax Notice To:
Bailey and Owens Investments, Inc.
Rt 19 Box 253, B'ham, AL 35244

This instrument was prepared by: Joseph G. Stewart, Esq., 3000 SouthTrust Tower, 420 North 20th Street, Birmingham, Alabama, 35203

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eleven Thousand Seventy-Eight Dollars (\$111,078.00) to the undersigned Grantor, B. J. Harris and Denney E. Barrow as Trustees of Harbar Homes Incorporated Profit Sharing Plan and Trust for the Benefit of B. J. Harris and Denney E. Barrow (together, the "Grantor"), in hand paid by Bailey and Owens Investments, Inc., an Alabama corporation (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the said Grantee the real estate located in Shelby County, Alabama, described on Exhibit "A" hereto which is made a part hereof by this reference.

Subject to:

1. Ad valorem taxes for 1994;
2. Minerals and mining rights excepted including, without limitation, title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 177, Page 176 in the Probate Office of Shelby County, Alabama; and
3. Ingress and egress easement as shown by instrument recorded in Instrument No. 1992-9485 in the Probate Office of Shelby County, Alabama.

\$88,862.40 of the above recited consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And said Grantor does for Grantor, and for Grantor's personal representatives, heirs, and assigns, covenant with the Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that the same are free and clear of all

141274.

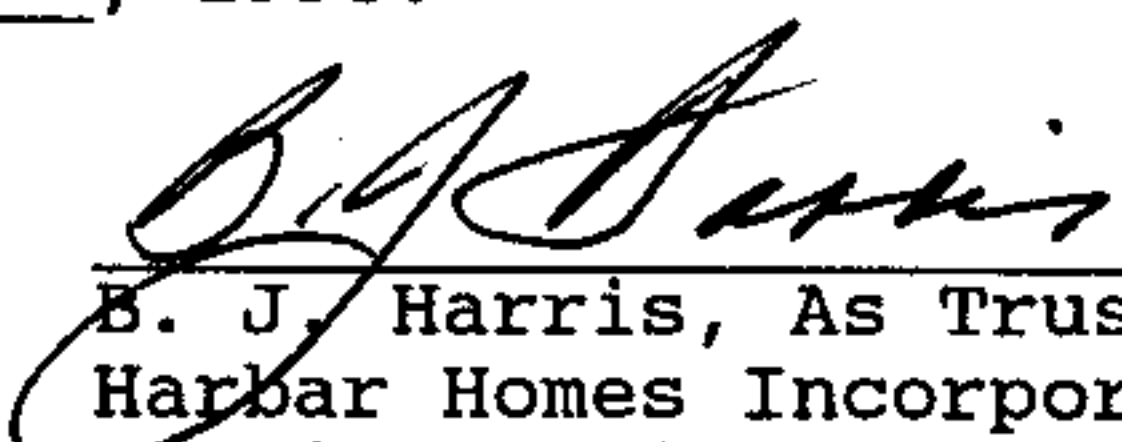
12/16/1993-40335
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 38.50

Harbar Homes
5502 Caldwell Mill Rd
B'ham, AL 35242

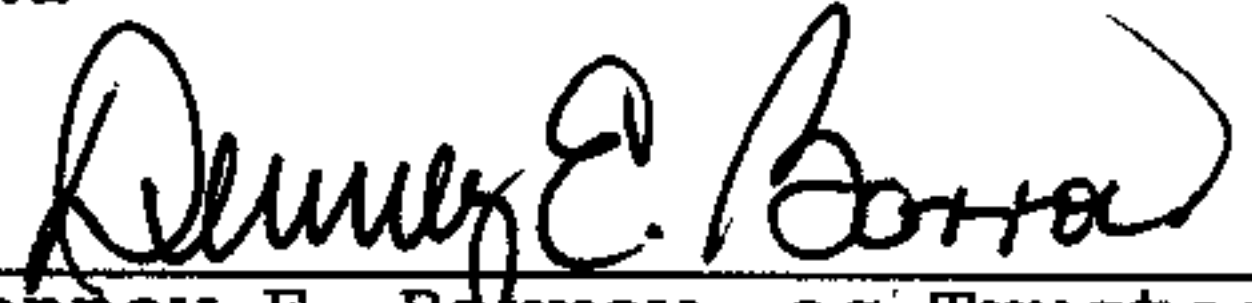
Inst # 1993-40335

encumbrances except as above-mentioned; that Grantor has good right to sell and convey the same as aforesaid; and that Grantor will, and Grantor's personal representatives, heirs, and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed this deed on this 15 day of Dec., 1993.


B. J. Harris, As Trustee of
Harbar Homes Incorporated
Profit Sharing Plan and Trust
for the Benefit of B. J. Harris
and Denney E. Barrow

and


Denney E. Barrow, as Trustee of
Harbar Homes Incorporated Profit
Sharing Plan and Trust for the
Benefit of B. J. Harris and
Denney E. Barrow

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that B. J. Harris, whose name as Trustee of Harbar Homes Incorporated Profit Sharing Plan and Trust for the Benefit of B. J. Harris and Denney E. Barrow, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of such deed, he, in his capacity as such Trustee, executed the same voluntarily.

Given under my hand and seal of office this 15th day of December, 1993.

Barbara S. McDevitt

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 7, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

[NOTARIAL SEAL]

My commission expires:

10/7/97

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Denney E. Barrow, whose name as Trustee of Harbar Homes Incorporated Profit Sharing Plan and Trust for the Benefit of B. J. Harris and Denney E. Barrow, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of such deed, he, in his capacity as such Trustee, executed the same voluntarily.

Given under my hand and seal of office this 15th day of December, 1993.

Barbara S. McDevitt

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 7, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

[NOTARIAL SEAL]

My commission expires:

10/7/97

"EXHIBIT A"

Part of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the most Southerly corner of Lot 1, Central Bank Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 17, Page 3, run in a northwesterly direction along the SW line of said Lot 1, for a distance of 41.0 feet to an existing iron pin; thence turn an angle to the left of 62 degrees 44 minutes 31" and run in a southwesterly direction for a distance of 313.01 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 48'29" and run in a southeasterly direction for a distance of 604.63 feet to an existing concrete monument; thence turn an angle to the left of 26 degrees 50'37" and run in a southeasterly direction for a distance of 3.96 feet to an existing 2 1/2 inch capped iron pipe; thence turn an angle to the left of 108 degrees 48'39" and run in a northerly direction for a distance of 566.07 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 15'42" and run in a westerly direction for a distance of 120.11 feet to an existing iron pin; thence turn an angle to the right of 44 degrees 51'25" and run in a northwesterly direction for a distance of 74.56 feet to an existing iron pin; being on a curve; thence turn an angle to the right and run in a northeasterly direction along the arc of said curve for a distance of 20.95 feet, more or less, to the point of beginning.

Together with that certain non-exclusive ingress and egress easement dated May 27, 1992, from Valleydale Associates, Ltd. recorded in Instrument No. 1992-09485 in the Probate Office of Shelby County, Alabama.

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