

This instrument prepared by:

Donald N. Guthrie
3941 Cypress Drive
Birmingham, Al 35243
=====

Send tax notice to:

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN THOUSAND and NO/100 DOLLARS (\$10,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged, we DONALD N. GUTHRIE and NANCY P. GUTHRIE (herein referred to as grantors), grant, bargain, sell and convey unto DON H. LOVELADY (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the Southeast Corner of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 24 North, Range 12 East and run north along the east line of said 1/4-1/4 section 334.70 feet; thence turn 83 degrees 17 minutes 59 seconds left and run 190.00 feet; thence turn 89 degrees 48 minutes 00 seconds right and run 9.86 feet to the Point Of Beginning; thence continue along last described course 203.59 feet; thence turn 89 degrees 54 minutes 44 seconds left and run 255.03 feet; thence turn 90 degrees 25 minutes 00 seconds left and run 139.73 feet; thence turn 89 degrees 58 minutes 02 seconds left and run 10.20 feet; thence turn 50 degrees 54 minutes 14 seconds right and run 70.97 feet; thence turn left 50 degrees 51 minutes 09 seconds and run 98.90 feet; thence turn 5 degrees 53 minutes 01 seconds right and run 100.58 feet to the Point Of Beginning.

This conveyance is subject to:

Easement(s) to American Telephone and Telegraph Company as shown by instrument recorded in Real 220 page 777 and Real 291 page 387 in the Office of The Judge of Probate Shelby County, Alabama;

Joint Driveway agreement as set out in Real 224 page 852 in The Office of the Judge of Probate, Shelby County, Alabama;

Right of Way to Alabama Power Company as shown in condemnation proceedings as recorded in Final Record 013, page 396, in the Office of The Judge of Probate, Shelby County, Alabama;

Power line and poles as shown on survey of Eugene L. Guthrie, dated January 5, 1989; and,

Mineral and mining rights not owned by Grantors.

The subject property is not and has not been the homestead of the Grantors.

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TO HAVE AND TO HOLD to said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of December, 1992.


DONALD N. GUTHRIE


NANCY P. GUTHRIE

GENERAL ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, , a Notary Public in and for said County, in said State hereby certify that DONALD N. GUTHRIE and NANCY P. GUTHRIE whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on this day the same bears date.

Given under my hand and official seal this 10th day of December A.D., 1992.


NOTARY PUBLIC
My Commission Expires MY COMMISSION EXPIRES JULY 27, 1994

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