

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

STEPHEN HARTSFIELD
1619 KEENELAND DRIVE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY ONE THOUSAND and 00/100 (\$131,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, GREGORY LYNN COOK and TAMMY LYNN COOK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHEN HARTSFIELD, AN UNMARRIED MAN (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 38, ACCORDING TO THE SURVEY OF DEARING DOWNS, TENTH ADDITION, AS RECORDED IN MAP BOOK 14 PAGE 86 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitute a lien but are not due and payable until October 1, 1994.
2. Building setback line of 40 feet reserved from Keeneland Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 foot plantation pipeline easement on Southwesterly side; irregular plantation pipeline easement on Westerly side and 7.5 feet on the Northwesterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 315 page 985 and Map Book 14 page 86 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 55 page 454 in Probate Office.
6. Right(s)-of-Way(s) granted to Southern Natural Gas Company by instrument(s) recorded in Deed Book 91 page 231 in Probate Office.
7. Right(s)-of-Way(s) granted to Colonial Pipeline Company by instrument(s) recorded in Deed Book 223 page 431 and Deed Book 268 page 211 in Probate Office.
8. Easement(s) to Plantation Pipeline Company as shown by instrument recorded in Deed Book 113 page 59 & Real 309 page 72 in Probate Office.

05/04/1994-14450
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.00

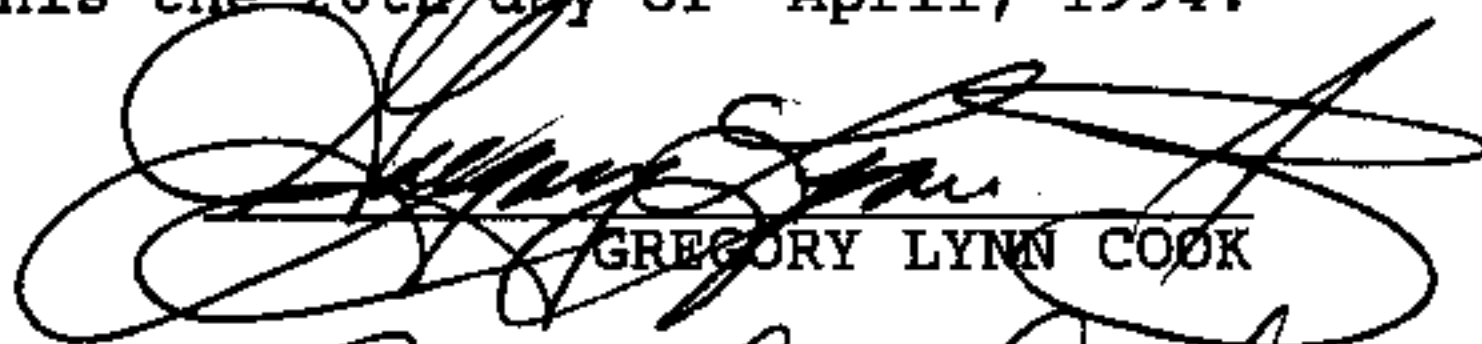
9. Easement(s) to Alabama Power Company and South Central Bell Company as shown by instrument recorded in Real 333 page 148 in Probate Office.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 86, page 182 in Probate Office.

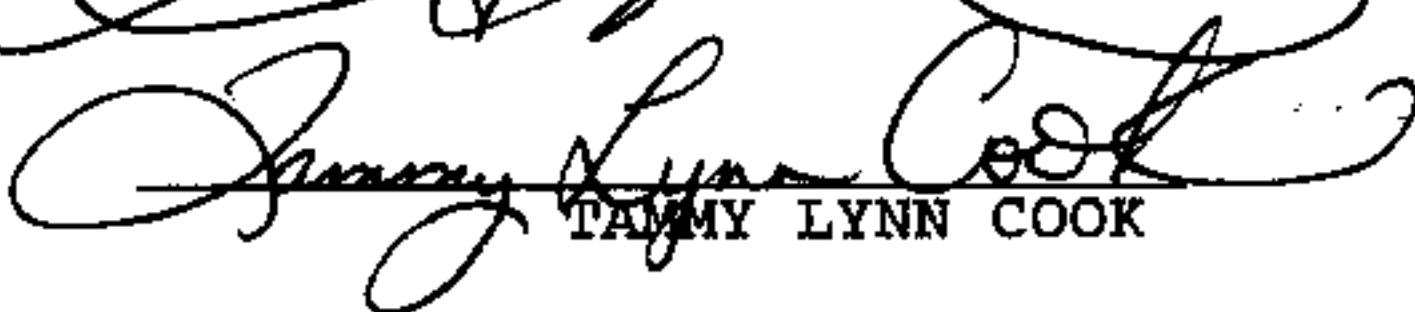
\$116,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GREGORY LYNN COOK and TAMMY LYNN COOK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of April, 1994.


GREGORY LYNN COOK


TAMMY LYNN COOK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREGORY LYNN COOK and TAMMY LYNN COOK, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of April, 1994.


Notary Public

My commission expires: 2/17/96

Inst # 1994-14450

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SHELBY COUNTY JUDGE OF PROBATE
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