

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 SIXTY TWO THOUSAND SIX HUNDRED SIXTY & NO/100----
(\$62,660.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, I Gloria B.
Wyatt, a single individual (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto Jeffrey D. Boomhower, a married individual
(herein referred to as grantee, whether one or more), the following described real
estate, situated in Shelby County, Alabama, to-wit:

Inst # 1994-14559

See Attached Exhibit A for Legal Description

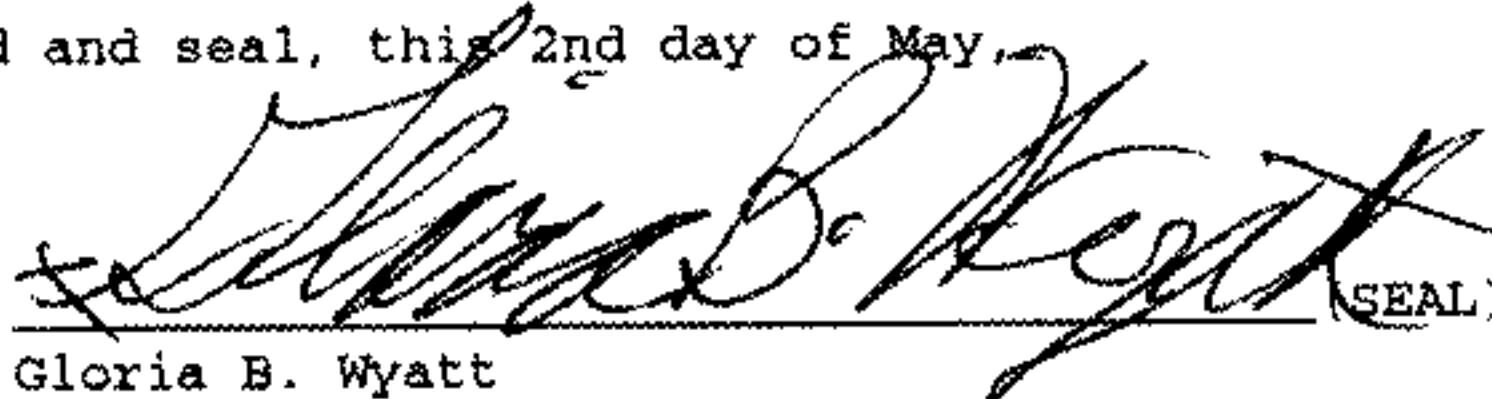
Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

GRANTEES' ADDRESS: 897 Hwy 83 Vincent AL 35778

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, I have hereunto set my hand and seal, this 2nd day of May,
1994.


Gloria B. Wyatt (SEAL)

05/04/1994-14559
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 74.00

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 Gloria B. Wyatt, a single individual 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, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May A.D., 1994


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Exhibit A

From the true S.E. corner of the SW 1/4 of NE 1/4 of Section 16, Township 19 South, Range 2 East, being the point of beginning of herein described parcel of land, run thence North along the true East boundary of said SW 1/4 of NE 1/4 and the projection thereof a distance of 2054.49 feet to a point on the Southerly boundary of a County Paved Road (80 foot right of way); thence turn 140 deg. 21 min. 18 sec. left and run 246.56 feet along said road boundary; thence turn 03 deg. 53 min. 22 sec. right and run 71.57 feet along said road boundary; thence turn 07 deg. 32 min. 37 sec. right and run 82.69 feet along said road boundary; thence turn 22 deg. 55 min. left and run 106.64 feet; thence turn 25 deg. 06 min. 10 sec. left and run 44.39 feet; thence turn 38 deg. 51 min. 29 sec. left and run 180.70 feet; thence turn 58 deg. 12 min. right and run 80.11 feet; thence turn 57 deg. 43 min. 02 sec. right and run 201.21 feet; thence turn 97 deg. 05 min. 31 sec. right and run 151.95 feet; thence turn 38 deg. 16 min 43 sec. right and run 157.92 feet; thence turn 11 deg. 45 min. 24 sec. left and run 85.90 feet to a point on the Southerly boundary of aforementioned road; thence turn 137 deg. 36 min. 53 sec. left and run 110.11 feet along said road boundary and the following courses: 09 deg. 55 min. 32 sec. right for 113.46 feet; 09 deg. 50 min. 10 sec. right for 103.97 feet; 10 deg. 22 min. 26 sec. right for 84.06 feet; 08 deg. 15 min. 22 sec. right for 73.94 feet; 07 deg. 36 min. 13 sec. right for 87.0 feet; 06 deg. 57 min. 26 sec. right for 77.87 feet; 06 deg. 10 min. 58 sec. right for 89.75 feet; thence turn 06 deg. 42 min. 08 sec. right and run 86.14 feet along said road boundary to a point of intersection with the East boundary of the Old Harpersville Road (now abandoned); thence turn 116 deg. 24 min. 20 sec. left and run 262.33 feet along the East margin of said road and the following courses: 10 deg. 00 min. left for 328.0 feet; 05 deg. 00 min. right for 642.0 feet; 17 deg. 00 min. left for 314.0 feet; thence turn 01 deg. 25 min. left and run 326.0 feet along the East margin of said road to a point on the true South boundary of the SW 1/4 of NE 1/4 of aforementioned Section 16; thence turn 81 deg. 42 min. left and run 1223.20 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

* 1994-14559

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