

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 290E
Birmingham, Alabama 35223

Send Tax Notice to:
Yellowleaf Estates, Inc.
2232 Cahaba Valley Dr.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

335,000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more) **JOE A. THOMPSON** and wife, **OMIE THOMPSON**, **SHEALEY LIMBAUGH** and wife, **BETTY JOY LIMBAUGH**, in hand paid by Grantee herein, the receipt of which is hereby acknowledged, I or we, grant, bargain, sell and convey unto **YELLOWLEAF ESTATES, INC.**, its successors and assigns (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

The property referred to in this deed is described in Exhibit "A" attached hereto and incorporated and made part of this deed by reference.

The above property is conveyed subject to:

(1) Ad Valorem taxes for the year 1994 which are a lien but are not due and payable October 1, 1994.

(2) Existing easements, restrictions, set-back lines and limitations of record.

\$ *NONE* of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its successors 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, its successors and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15th day of August, 1994.

GRANTORS:

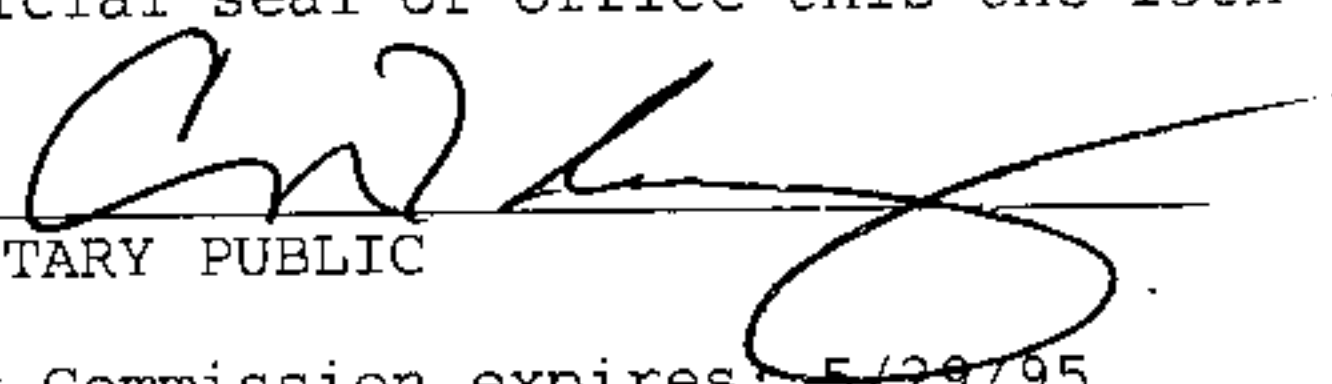
Joe A. Thompson
JOE A. THOMPSON
Omie Thompson
OMIE THOMPSON
Shealey Limbaugh
SHEALEY LIMBAUGH
Betty Joy Limbaugh
BETTY JOY LIMBAUGH

08/16/1994-25555
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 350.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that JOE A. THOMPSON and wife, OMIE THOMPSON, SHEALEY LIMBAUGH and wife, BETTY JOY LIMBAUGH whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, they, as such officer, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 15th day of August, 1994


NOTARY PUBLIC

My Commission expires: 5/29/95

EXHIBIT "A"

Begin at the SE corner of the NW 1/4 of Section 24, Township 19 South, Range 2 East; thence run North along the East line thereof for 2648.54 feet to the Southerly right of way of Shelby County Highway 62 and a curve to the right (having a central angle of 9 degrees 26 minutes 58 seconds and a radius of 1836.76 feet); thence 102 degrees 59 minutes 25 seconds left to tangent of said curve, run Westerly along said right of way and curve for 302.92 feet to end of said curve; thence continue along the tangent of said curve and right of way for 2290.98 feet to a curve to the right (having a central angle of 15 degrees 30 minutes 51 seconds and a radius of 1875.27 feet); thence continue along said right of way and last said curve for 507.77 feet to end of curve; thence continue along the tangent of last said curve and right of way for 1024.25 feet to the Southeasterly right of way of Seaboard Coast Line Railroad; thence 55 degrees 58 minutes 20 seconds left run Southwesterly along last said right of way for 508.39 feet to the Easterly right of way of Central of Georgia Railroad; thence 66 degrees 52 minutes left run Southeasterly along last said right of way for 2509.45 feet to the South line of SE 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 East; thence 68 degrees 38 minutes left run Easterly for 906.93 feet to the SW corner of the NW 1/4 of said Section 24; thence 0 degrees 20 minutes 36 seconds left run Easterly for 2657.86 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated July 29, 1994.

JPT.
at
BFL
SNL

Inst # 1994-25555

08/16/1994-25555

04:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MCD

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