

This instrument was prepared by:

Alan C. Keith, Attorney
3525 Lorna Ridge Drive
Suite 100
Birmingham, Alabama 35216

Send tax notice to:

Tom M. Horton, an individual
T&H Properties, Ltd. by Tom
P.O. Box 531274
Birmingham, AL 35253

STATUTORY CORPORATION FORM WARRANTY DEED

THE STATE OF ALABAMA, JEFFERSON COUNTY

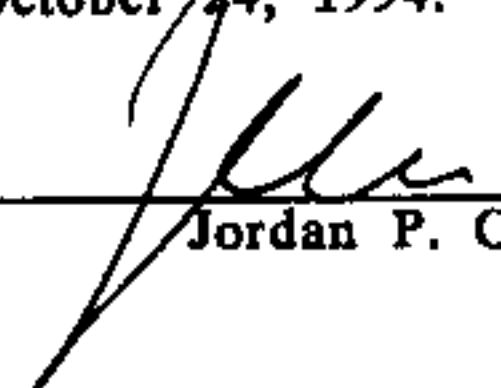
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighteen thousand five hundred and 00/100 (\$18,500.00) Dollars [of which amount \$15,500.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], in hand paid by T&H Properties, Ltd., to the undersigned grantor, Mortgage Investors, Inc., a corporation, the receipt whereof is hereby acknowledged, the said Mortgage Investors, Inc. does by these presents, grant, bargain, sell and convey unto T&H Properties, Ltd., the following described real estate situated in SHELBY County, Alabama, to-wit:

A part of the North half of the SE 1/4 of Section 6, Township 18, South Range 2 East. Begin at the SE corner of the North half of the SE 1/4 of said Section 6. Thence North along the East line of same 660.74 feet thence 90 degrees, 10 minutes left West 886.19 feet thence 89 degrees, 51 minutes left South 431.80 feet thence 90 degrees, 10 minutes left East 6.36 feet thence 90 degrees, 10 minutes right South 228.71 feet to the South line of said North half. Thence 90 degrees, 10 minutes left East along said South line 879.57 feet to the point of beginning. Also a 20.00 foot non-exclusive easement for ingress and egress and described as follows that; Begin at the SE corner of the NW 1/4 of SE 1/4 of Section 6, Township 18, South Range 2 East, thence West along the South line of same 25.87 feet thence 90 degrees, 10 minutes right North 20.0 feet thence 89 degrees, 50 minutes right East 481.36 feet thence 90 degrees, 10 minutes right South 20.0 feet to the South line of the NE 1/4 of SE 1/4 of said Section 6, thence 89 degrees, 50 minutes right West along said South line 455.49 feet to the NE corner of the SW 1/4 of SE 1/4 of Section 6, thence 89 degrees, 54 minutes left South along the East line of said 1/4 1/4 Section 1266.0 feet to the Center line of Public Road, thence 90 degrees right West 20.0 feet thence 90 degrees right North 1266.0 feet to the North line of the SW 1/4 of SE 1/4 of Section 6, thence 90 degrees, 06 minutes right 20.0 feet to the point of beginning.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. All rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of the foreclosure sale evidenced by foreclosure deed to Mortgage Investors, Inc., dated October 29, 1993, and recorded as Instrument #1994-01850 in the Probate Office of SHELBY County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE T&H Properties, Ltd., their heirs and assigns forever.
Given under my hand and seal on this October 24, 1994.

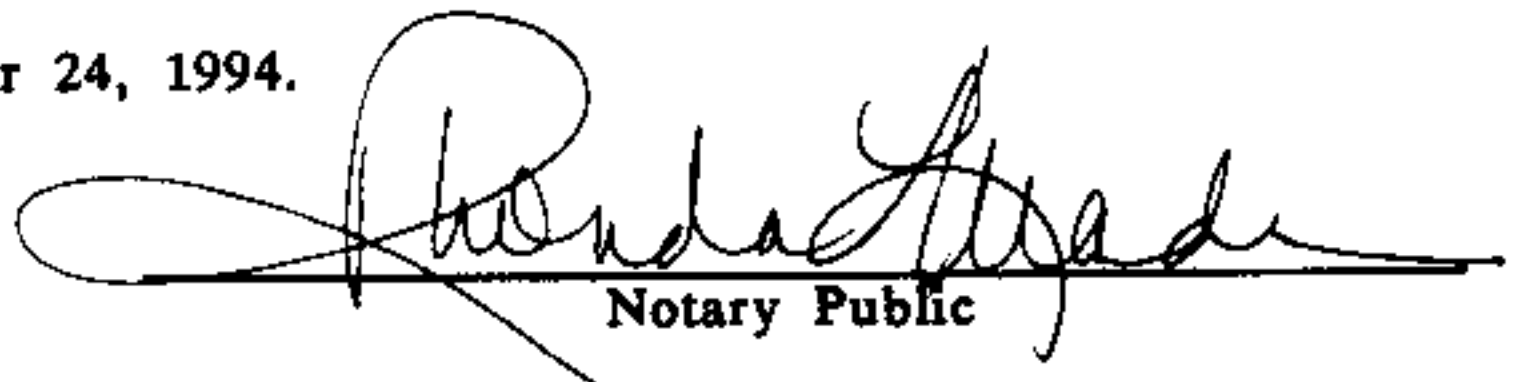


Jordan P. Olshan, President of Mortgage Investors, Inc. (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan P. Olshan, President of Mortgage Investors, Inc., a corporation, whose name(s) 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, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said corporation.

Given under my hand and official seal on October 24, 1994.



Notary Public

My Commission Expires: 11-30-95

Inst # 1994-34985

11/28/1994-34985
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

Inst # 1994-34985