

The property conveyed does not constitute the homestead of any Grantor.

This instrument prepared by:

Peter E. Barber, Esq.
Wallace, Jordan, Ratliff,
Byers & Brandt, L.L.C.
2000 SouthBridge Parkway, Suite 525
Birmingham, Alabama 35209

Send Tax Notices To:

David G. Holcomb D.M.D., P.C.
944 South 18th Street
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Thousand and No/100 DOLLARS (\$10,000.00) to the undersigned grantors, **RONALD E. EPSTEIN and SHIHAN Y. OYAMA**, each individuals residing in the State of Alabama (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **DAVID G. HOLCOMB AND GINGER J. HOLCOMB**, husband and wife, as joint tenants with right of survivorship (hereinafter, the "GRANTEE"), the following described real estate situated in * County, Alabama, to-wit:

A Parcel of Land Situated In The Southeast Quarter Of The Northwest Quarter Of Section 22. Township 18 South, Range 1 West, Shelby County Alabama. Once Being A Portion Of Old Lot 1, "Amended Map, Saddle Creek Run" Subdivision. Recorded In Map Book 15, Page 22 In The Office Of The Judge Of Probate, Shelby County Alabama. Now Being A Portion of New Lot 2-A, "Resurvey Of Lots 1 & 2, Amended Map, Saddle Creek Run" Subdivision. Recorded In Map Book 19, Page 109, In The Office Of The Judge Of Probate. Shelby County Alabama. And Being More Particularly Described As Follows:

Commence at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 22; Thence proceed South 01° 52' 13" East, in a Southerly direction, along the East line of said quarter - quarter line, 397.81 feet to THE POINT OF BEGINNING of said parcel; Thence proceed South 87° 28' 41" West, in a Westerly direction, 657.00 feet to a point; Thence proceed South 01° 52' 13" East, in a Southerly direction, 66.30 feet to a point; Thence proceed North 87° 28' 41" East, in an Easterly direction, 657.00 feet to a point on the East line of said quarter - quarter line; Thence proceed North 01° 52' 13" West, in a Northerly direction, 66.30 feet to THE POINT OF BEGINNING of said parcel.

Mineral and mining rights excepted.

Subject to the following:

1. Building setback line of 75 feet reserved from Saddle Creek Drive as shown by plat.

Inst # 1995-09104
04/07/1995-09104
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 23.50

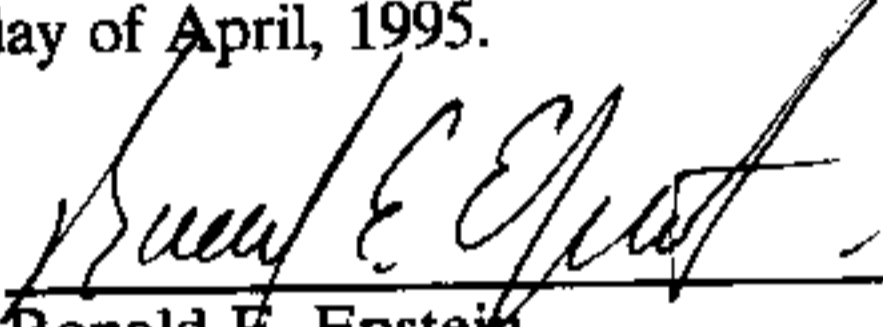
Inst # 1995-09104

2. Easement(s) granted to South Central Bell by instrument(s) recorded in Real 149 page 208 in Probate Office.
3. 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 243 page 828 and Deed Book 322 page 986 in Probate Office.
4. Agreement with regard to road right-of-way as set out in Real 18 page 775.
5. Grant of easements and maintenance obligations as set out in Real 56 page 783 in Probate Office.
6. Easement to Alabama Power Company as recorded in Real 133 page 552.

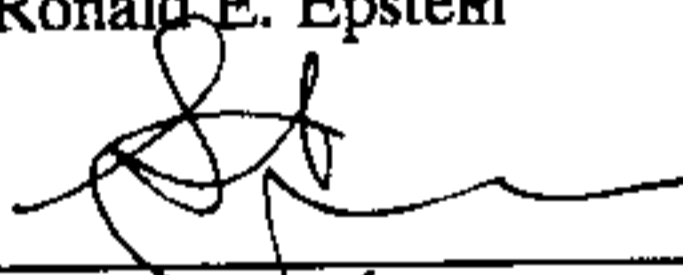
TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Ronald E. Epstein and Shihan Y. Oyama, GRANTOR, have hereunto set their signatures, this the 7th day of April, 1995.



Ronald E. Epstein



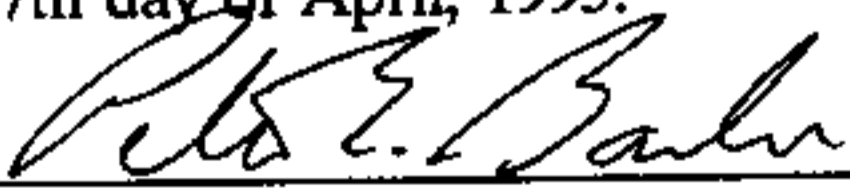
Shihan Y. Oyama

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Ronald E. Epstein, an individual whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of April, 1995.



Notary Public

My Commission Expires: _____

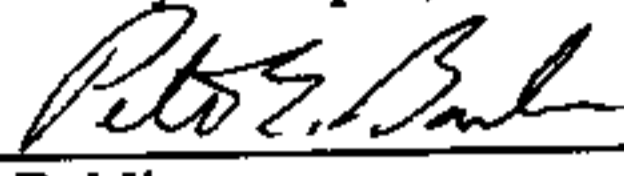
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: July 15, 1998.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Shihan Y. Oyama, an individual whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of April, 1995.



Notary Public

My Commission Expires: _____

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