

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Ronald E. Epstein
4529 Grants Mill Trail
Birmingham, AL 35210

**STATE OF ALABAMA)
SHELBY COUNTY)**

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHTEEN THOUSAND SIX HUNDRED TWENTY-TWO DOLLARS AND 50/100 (\$118,622.50)** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **JO ANN MAXWELL and husband, FELIX NEIL MAXWELL**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **LESLIE B. SIEGELMAN and JACQUELINE C. SIEGELMAN, an undivided one-half interest (as JOINT TENANTS with right of survivorship), and RONALD E. EPSTEIN, YASUHIKO OYAMA AND JAMES M. BURNETT, JR., an undivided one-half interest, (AS TENANTS IN COMMON)** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, rights of way, and limitations of record.

\$106,760.25 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

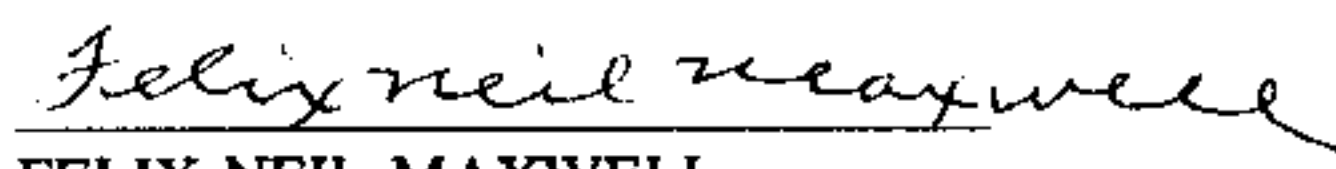
TO HAVE AND TO HOLD unto the said **LESLIE B. SIEGELMAN and JACQUELINE C. SIEGELMAN** (being the Grantees herein as to an undivided one-half interest) as joint tenants with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD unto the said **RONALD E. EPSTEIN, YASUHIKO OYAMA and JAMES M. BURNETT, JR.** (being the Grantees herein as to an undivided one-half interest) as tenants in common.

And I/we do for myself/ourselves, and for my/our heirs, executors, and administrators, covenant with said GRANTEE 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 24th day of March, 1995.


JO ANN MAXWELL


FELIX NEIL MAXWELL

Inst # 1995-11143


04/28/1995-11143
01:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 25.50

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, JO ANN MAXWELL and husband, FELIX NEIL MAXWELL, 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 conveyance, they, executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal of office this 24th day of March, 1995.



Notary Public

My Commission Expires: 5/29/95

Parcel "D"

A parcel of land in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of the SE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 73 deg. 26 min. 24 sec. right and run 53.77 feet along said easement centerline and the following courses: 22 deg. 35 min. 20 sec. left for 225.70 feet; 14 deg. 23 min. right for 156.97 feet; 18 deg. 58 min. left for 188.87 feet; thence turn 06 deg. 15 min. 37 sec. right and run 129.98 feet along said easement centerline; thence turn 118 deg. 37 min. 06 sec. right and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114 deg. 36 min. 39 sec. right and run 101.78 feet along said railroad boundary and the following courses: 03 deg. 48 min. 05 sec. left for 106.29 feet; 04 deg. 46 min. 17 sec. left for 104.76 feet; 04 deg. 52 min. 36 sec. left for 96.17 feet; 04 deg. 39 min. 10 sec. left for 96.31 feet; 04 deg. 33 in. 59 sec. left for 96.35 feet; 04 deg. 29 min. 39 sec. left for 94.50 feet; 04 deg. 57 sec. 38 sec. left for 94.92 feet; thence turn 04 deg. 09 min. 33 sec. left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE 1/4 of SW 1/4 of aforementioned Section 29; thence turn 110 deg. 06 min. 34 sec. right and run 192.89 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination. All being situated in Shelby County, Alabama.

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