

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THOUSAND & NO/100---- (\$300,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I D.E. Hearn, a married man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gregory N. Johnson (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

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

\$250,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

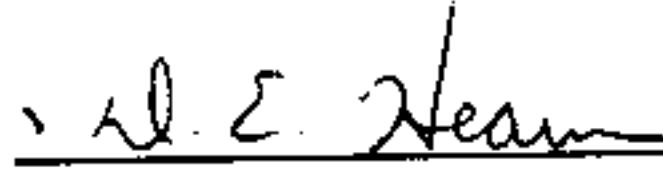
GRANTEES' ADDRESS: 3347 Pelham Parkway Pelham, Alabama 35124

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

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 13th day of June, 1995.


D.E. Hearn (SEAL)

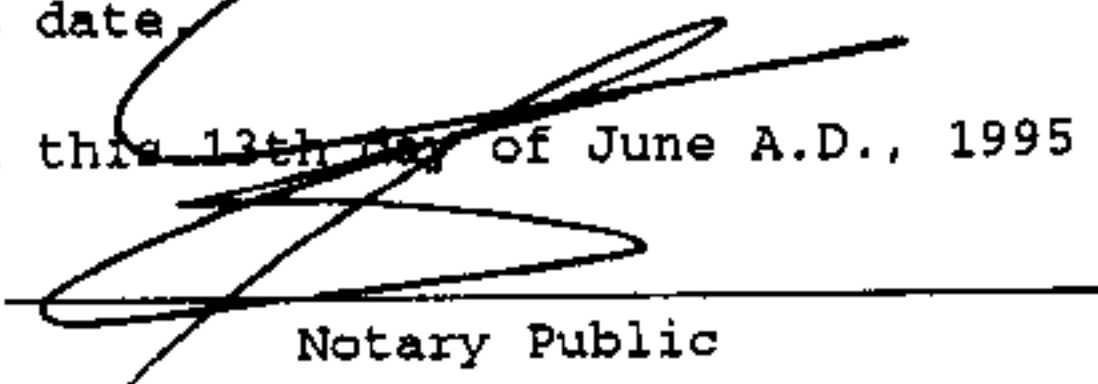
06/16/1995-15722
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 61.00
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that D.E. Hearn, a married man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99


Notary Public

Inst # 1995-15722

A parcel of land containing 1.21 Acres, more or less, located in the Southwest Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Easterly along the Section line a distance of 1336.32 feet; thence left Northwesterly $107^{\circ}03'29''$ a distance of 1133.69 feet to the Point of Beginning; thence continue Northwesterly along the same course a distance of 155.07 feet; thence left Westerly $73^{\circ}07'22''$ a distance of 353.39 feet to the Easterly Right-of-Way of U.S. Highway No. 31; thence left Southeasterly $104^{\circ}56'55''$ a distance of 152.56 feet along said Easterly Right-of-Way; thence left Easterly $74^{\circ}53'45''$ a distance of 359.05 feet to the Point of Beginning. *NEH*

Inst # 1995-15722

06/16/1995-15722
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 61.00