

SEND TAX NOTICE TO:

W. J. Cornay, III
Elizabeth H. Cornay
2704 Woodridge Road
Birmingham, AL 35223

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$650,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **TEMPLE W. TUTWILER, III AND WIFE, LUCY C. TUTWILER** (herein collectively referred to as Grantors), do grant, bargain, sell and convey unto **W. J. CORNAY, III AND ELIZABETH H. CORNAY** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

1. Advalorem Taxes for the year 1995, which said taxes are not due or payable until October 1, 1995.
2. Oil, Gas and Mineral Lease, recorded in Deed Book 336, Page 432.
3. Restrictions appearing of record in Deed Book 348, Page 921.

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4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Book 142, Page 205; Deed Book 331, Page 840; Deed Book 315, Page 811; Deed Book 240, Page 444; & Deed Book 231, Page 269.

5. Riparian and other rights created by the fact that the subject property fronts on Hollybrook Lake.

6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Shelby Deed Book 285, Page 722.

7. Easement, as recorded in Shelby Deed Book 285, Page 722.

8. Except any part in a public or private road.

\$600,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and

administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our our hands and seals this the 7th day of July, 1995.



TEMPLE W. TUTWILER, III



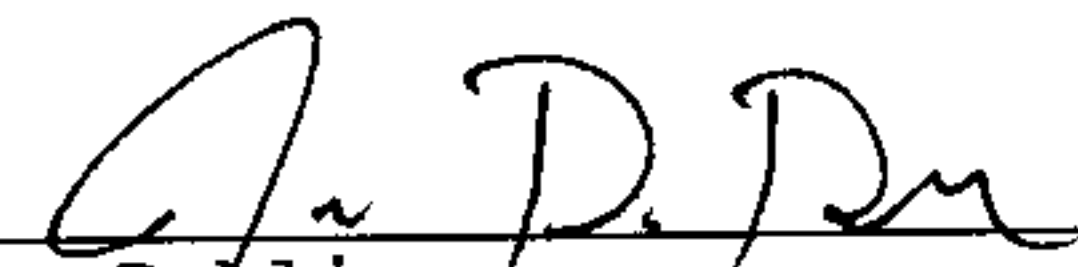
LUCY C. TUTWILER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Temple W. Tutwiler, III and wife, Lucy C. Tutwiler, 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 on the day the same bears date.

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


Notary Public

My Commission Expires: 10-21-95

EXHIBIT A

A tract of land situated in Section 24, Township 18 South, Range 1 West, Shelby County, Alabama, said tract being more particularly described as follows:

Begin at the northwesterly corner of Lot 5, according to the survey of Mountain View Lake Company First Sector, a map of which is recorded in Map Book 3, Page 135; looking in a northeasterly direction along the northwesterly line of said Lot 5, turn an angle of $98^{\circ}56'07''$ to the left and run in a northwesterly direction for a distance of 37.76 feet to the point of beginning of the land here described; thence turning an angle of $107^{\circ}49'$ to the right and run in an easterly direction for a distance of 115.62 feet; thence turning an angle of $31^{\circ}07'$ to the left, run in a northeasterly direction for a distance of 153.68 feet; thence turning an angle to the right of $23^{\circ}36'30''$, continue in a northeasterly direction for a distance of 240.24 feet; thence turn an angle of $97^{\circ}19'$ right and run in a southerly direction for a distance of 245.98 feet; thence turn an angle of $75^{\circ}02'$ to the left and run in a southeasterly direction for a distance of 108.93 feet; thence turn an angle of $94^{\circ}33'20''$ to the left, run in a northeasterly direction for a distance of 287.26 feet; then turn an angle of $14^{\circ}23'55''$ to the left and run in a northerly direction for a distance of 162.68 feet; then turn an angle of $36^{\circ}02'15''$ to the right and run in a northeasterly direction for a distance of 133.63 feet; thence turn an angle to the right of $29^{\circ}39'$ and continue in a northeasterly direction for a distance of 101.72 feet; then turn an angle of $39^{\circ}16'$ and run in a southeasterly direction for a distance of 173.51 feet; thence turn an angle of $32^{\circ}25'$ to the right and continue in a southeasterly direction for a distance of 157.68 feet; then turn an angle of $10^{\circ}25'30''$ to the left and continue in a southeasterly direction for a distance of 117.04 feet; then turn an angle of $90^{\circ}19'30''$ to the left and run in a northeasterly direction for a distance of 139.37 feet; then turn an angle to the left of $2^{\circ}01'$ and continue in a northeasterly direction for a distance of 90.08 feet; thence turn an angle of $32^{\circ}06'30''$ to the right continue in a northeasterly direction for a distance of 117.03 feet; then turn an angle of $92^{\circ}11'30''$ to the left and run in a northwesterly direction for a distance of 99.28 feet; thence turn an angle of $33^{\circ}23'30''$ to the left and continue in a northwesterly direction for a distance of 56.78 feet; then turn an angle of $55^{\circ}16'30''$ to the right; continue in a northwesterly direction for a distance of 54.58 feet; then turn an angle of $36^{\circ}25'30''$ to the left and continue in a northwesterly direction a distance of 123.34 feet; thence turn an angle of $12^{\circ}28'30''$ to the left and continue in a northwesterly direction for a distance of 59.79 feet; thence turn an angle of $3^{\circ}03'$ to the left and continue in a northwesterly direction for a distance of 153.88 feet; thence turn an angle to the left of $15^{\circ}59'30''$ and continue in a northwesterly direction for a distance of 81.27 feet; thence turn an angle of $16^{\circ}17'$ to the left and run in a westerly direction for a distance of 82.11 feet; thence turn an angle of $13^{\circ}02'$ to the left and run in a southwesterly direction for a distance of 103.29 feet; thence turn an angle of $7^{\circ}12''$ to the left and continue in a southwesterly direction a distance of 133.66 feet; thence turn an angle of $2^{\circ}51'30''$ to the right and continue in a southwesterly direction for a distance of 129.46 feet; thence turn an angle of $11^{\circ}38'$ to the right and continue in a southwesterly direction for a distance of 98.20 feet; thence turn an angle of $12^{\circ}46'30''$ to the left and continue in a southwesterly direction for a distance of 808.87 feet; thence turn an angle of $90^{\circ}29'59''$ to the left and run in a southeasterly direction for a distance of 548.43 feet; thence turn an angle to the left of $91^{\circ}28'01''$ in a northeasterly direction for a distance of 154.29 feet to the point of beginning.

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