

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 370004
Birmingham, Alabama 35237

Send Tax Notice To:

Roy Martin
P. O. Box 9
Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00), to the undersigned grantors, Joseph A. DeMarco, Jr. and Mary Louise DeMarco O'Flannagan as Co-Executors of the Estate of Evelyn Dorothy DeMarco, deceased, in hand paid by Windy Oaks Partnership, an Alabama partnership, the receipt of which is hereby acknowledged, the said Joseph A. DeMarco, Jr. and Mary Louise DeMarco O'Flannagan as Co-Executors of the Estate of Evelyn Dorothy DeMarco, deceased, do by these presents, grant, bargain, sell and convey unto the said Windy Oaks Partnership, an Alabama partnership, (the "Grantee"), the following described real estate situated in Shelby County, Alabama.

See legal description attached hereto as Exhibit A.

The property described in this instrument is not nor has never been the homestead of the Grantors.

The Grantors are the sole beneficiaries under the Estate of Evelyn Dorothy DeMarco as probated in Jefferson County, Alabama, Case Number 149329.

TO HAVE AND TO HOLD to the said grantee, their heirs and assigns forever.

And said Grantors do for themselves, its successors and assigns, covenant with said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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, the said Grantors, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 7th day of August 1995.

Joseph A. DeMarco, Jr.
Joseph A. DeMarco, Jr. as Co-Executor of the Estate of
Evelyn Dorothy DeMarco, deceased

Mary Louise DeMarco O'Flannagan
Mary Louise DeMarco O'Flannagan as Co-Executor of the
Estate of Evelyn Dorothy DeMarco, deceased

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County in said State, hereby certify that Joseph A. DeMarco, Jr. and Mary Louise DeMarco O'Flannagan whose names as Co-Executors of the Estate of Evelyn Dorothy DeMarco, deceased, 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, they, as such Co-Executors and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand this the 7th day of August, 1995.

Randa B. Joorns
Notary Public

Inst # 1995-23437

[SEAL]

My commission expires: 2/7/96

08/25/1995-23437
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 161.00

Part of the SW 1/4 of the NW 1/4 of Section 13, and Part of the SE 1/4 of Section 14, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, and run East along the South line of said Section 13 a distance of 126.08 feet; thence turn left 81 degrees 53 minutes 40 seconds and run in a Northeasterly direction 275.0 feet; thence turn left 54 degrees 43 minutes 40 seconds and run Northwesterly a distance of 49.10 feet; thence turn left 27 degrees 56 minutes 40 seconds and run in a Westerly direction a distance of 161.39 feet to a point on the East right of way line of the Ashville-Montevallo Road; thence turn 93 degrees 25 minutes 49 seconds left and run in a Southwesterly direction and along the East right of way line of said Ashville-Montevallo Road, a distance of 358.64 feet to a point on the South line of the NE 1/4 of Section 14; thence turn left 103 degrees 08 minutes 11 seconds and run 100.71 feet to the point of beginning.

Minerals and mining rights excepted.

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EXHIBIT "A"