

(Name) James W. Osborn  
 21 Turtle Point  
 (Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW  
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-FOUR THOUSAND AND NO/100--- (\$44,000.00) --- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carolyn Jones Cochran, a married woman, Angela Michelle Jones, a single woman, James Terry Jones, a single man, and James Thomas Jones, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James W. Osborn

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PROPERTY BEING DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH SAID EXHIBIT IS SIGNED FOR THE PURPOSE OF IDENTIFICATION.

The property hereinabove described and conveyed does not constitute any part of the homestead of the Grantor, Carolyn Jones Cochran, or her spouse.

Inst # 1995-30045

10/20/1995-30045  
 09:02 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 MCD 58.00

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 the said GRANTEES, 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; that I (we) will and my (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 hands(s) and seal(s), this 18th day of October, 19 95.

James Thomas Jones (Seal)  
 James Thomas Jones  
 (Seal)  
 (Seal)

Carolyn Jones Cochran (Seal)  
 Carolyn Jones Cochran  
Angela Michelle Jones (Seal)  
 Angela Michelle Jones  
James Terry Jones (Seal)  
 James Terry Jones

STATE OF ALABAMA }  
 SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority Carolyn Jones Cochran, Angela Michelle Jones, James Terry Jones a Notary Public in and for said County, in said State, hereby certify that and James Thomas Jones 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 18th day of October, A. D., 19 95.

Peggy J. Lorton  
 Notary Public.

EXHIBIT "A"

Commence at the NW corner of Lot - 1, Shelby Shores, 1st Addn., also being the Northeast corner of the J. T. Jones and wife, Geraldine F. Jones acreage as recorded in Deed Book 233, Page 832, Probate Office of Shelby County, Alabama; thence run South 11 degrees 25 minutes West (Magnetic Bearing) a distance of 175.00 feet to the point of beginning; thence continue in said direction a distance of 142.00 feet to a point; thence turn an angle of 73 degrees 57 minutes to the left and run a distance of 223.90 feet to a point; thence turn an angle of 98 degrees 39 minutes to the left and run a distance of 25.00 feet to a point; thence turn an angle of 19 degrees 22 minutes to the left and run a distance of 69.75 feet to a point; thence turn an angle of 49 degrees 30 minutes to the left and run a distance of 231.98 feet to the point of beginning.

Said parcel being a lot as described above and located in Shelby County, Alabama, in the SE 1/4 of NE 1/4 of Fractional Section 13, Township 22 South, Range 1 East.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1996 and subsequent years. 1996 ad valorem taxes are a lien but not due and payable until October 1, 1996.
2. Restrictions contained in Deed recorded in said Probate Office in Deed Book 233, Page 832 in the Probate Office.
3. Permits to Alabama Power Company as shown of record in Deed Book 225, Page 918 and Deed Book 225, Page 921 in the Probate Office.
4. Except property conveyed to Alabama Power Company by deed recorded in Deed Book 238, Page 208 in the Probate Office.
5. Subject to restrictions and covenants recorded in Deed Book 233, Page 836 in the Probate Office.
6. Except property, if any, conveyed by that certain deed dated July 10, 1965 recorded in Deed Book 236, Page 679 in the Probate Office.
7. Subject to permits and utility easements of record, if any.

SIGNED FOR IDENTIFICATION:

Carolyn Jones Cochran  
Carolyn Jones Cochran

Angela Michelle Jones  
Angela Michelle Jones

James Terry Jones  
James Terry Jones

James Thomas Jones  
James Thomas Jones

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