

SEND TAX NOTICES TO:
911 Belcher Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Thousand and no/100 Dollars (\$200,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **CLASSIC CABINETS, INC.**, a corporation (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **DANNY E. HEARN and VIVIAN J. HEARN** (herein referred to as "Grantee") the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

[The purchase price recited above was paid from mortgage loans closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, their heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself and its heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 22 day of January, 1996.

CABINET CLASSICS, INC.

By: *Malcolm A. Jefferson Sr.*

(Its President)

[ACKNOWLEDGMENT ON NEXT PAGE]

Inst # 1996-02523

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01/25/1996-02523
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

Cahaba Title

Inst # 1996-02523

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MAC FERGUSON, whose name as President of CLASSIC CABINETS, INC., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, as such officer and with full authority, executed the same voluntarily as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 22nd day of January, 1996.



NOTARY PUBLIC
My Commission Expires: 2/23/98

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:
Karen F. Bean
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

EXHIBIT "A"

TO

WARRANTY DEED
AFFIDAVIT AND AGREEMENT
NON-FOREIGN AFFIDAVIT

Grantor: Classic Cabinets, Inc.

Grantee: Danny E. Hearn and Vivian J. Hearn

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4-1/4 Section; thence in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 523.48 feet; thence 123 degrees 58 minutes right in a Southeasterly direction a distance of 409.42 feet to the point of beginning; thence continue same course for a distance of 100.50 feet; thence 95 degrees 42 minutes 30 seconds left for a distance of 340.84 feet; thence 90 degrees left for a distance of 100.0 feet; thence 90 degrees left for a distance of 330.85 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1996 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 pages 510 and 511 in Probate Office.
3. Right(s)-of-Way granted to Shelby County by instrument(s) recorded in Deed Book 260 page 356 in Probate Office.
4. Easement(s) to AT&T as shown by instrument recorded in Deed Book 168 page 444 in Probate Office.
5. Easement(s) to Postal Telegraph Cable Co. as shown by instrument recorded in Deed Book 80 page 40 in Probate Office.

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