

This instrument was prepared by:

(Name) ✓ Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Michael S. Allen
(Address) 7415 Hwy. 155
Montevallo, AL
35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of FIFTY-NINE THOUSAND, NINE HUNDRED and 00/100 -----
(\$59,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the Grantees herein, the receipt whereof is acknowledged, I or we,
James D. Harrison, an unmarried man; Dennis M. Harrison, an unmarried man; Myra
Harrison Phillips, an unmarried woman; Daniel Lee Harrison, an unmarried man;
Frances J. Harrison, an unmarried woman; Audrey Harrison Burchfield, a married
woman; Dorothy Elizabeth Harrison Moore, an unmarried woman, by and through her
attorney-in-fact, Audrey Harrison Burchfield; Charles C. Caldwell, a married
man; and Peggy C. Newell, a married woman, (herein referred to as grantor,
whether one or more), grant, bargain, sell and convey unto MICHAEL S. ALLEN,
(herein referred to as GRANTEE whether one or more), the following described
real estate, situated in SHELBY County, Alabama, to wit:

A part of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 20,
Township 22 South, Range 3 West, Shelby County, Alabama, more particularly
described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 20,
Township 22 South, Range 3 West, Shelby County, Alabama and run thence Westerly
along the North line of said 1/4-1/4 a distance of 352.43 feet to a point;
thence turn 90 deg. 00 min. 00 sec. left and run Southerly 384.58 feet to a
point; thence turn 42 deg. 30 min. 00 sec. left and run a distance of 186.00
feet to a steel pin corner on the Northerly margin of Highway No. 10 and the
point of beginning of the property being described; thence turn 92 deg. 30 min.
00 sec. left and run Northeasterly 489.39 feet to a point on the Southwesterly
bank of King Creek; thence turn 95 deg. 59 min. 33 sec. right and run
Southeasterly along said bank of said creek a distance of 264.56 feet to a
point; thence turn 46 deg. 20 min. 24 sec. right and continue along bank of
said creek a distance of 53.81 feet to a point; thence turn 35 deg. 50 min. 50
sec. left and continue Southeasterly along said bank of said creek a distance
of 196.99 feet to a point; thence turn 59 deg. 34 min. 51 sec. right and run
South-Southwesterly along said bank of said creek a distance of 105.97 feet to
a point on the Northerly margin of same said Highway No. 10; thence turn 65
deg. 26 min. 15 sec. right and run Westerly along said margin of said Highway a
distance of 245.69 feet to the P.C. of a curve to the right having a central
angle of 39 deg. 39 min. 23 sec. and a radius of 495.00 feet; thence turn 19
deg. 49 min. 40 sec. right to chord and run along the chord of said curve a
chord distance of 335.79 feet to the point of beginning; being situated in
Shelby County, Alabama.

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE
ABOVE DESIGNATED MARRIED GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES,
NEITHER IS IT CONTIGUOUS THERETO.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by
instrument(s) recorded in Deed Book 245 page 72 in Probate Office.

REFERENCE IS HEREBY MADE TO EXHIBIT "A" HEIRSHIP AFFIDAVIT, ATTACHED HERETO,
AND FULLY INCORPORATED HERewith, AS WELL AS EXHIBIT "B", BEING THE POWER OF
ATTORNEY FROM DOROTHY ELIZABETH MOORE TO AUDREY HARRISON BURCHFIELD.

ALSO SUBJECT TO PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF FIRST STATE BANK OF
BIBB COUNTY, EXECUTED BY GRANTEE, ON EVEN DATE HERewith, IN THE SUM OF
\$48,000.00.

Inst # 1996-03461

02/01/1996-03461
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D10 MCD 51.00

Inst # 1996-03461

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 (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of Jan., 1996.

Dennis M. Harrison
Dennis M. Harrison

Daniel Lee Harrison
Lee Daniel Harrison

Audrey Harrison Burchfield
Audrey Harrison Burchfield

Charles C. Caldwell
Charles C. Caldwell

James D. Harrison
James D. Harrison

Myra Harrison Phillips
Myra Harrison Phillips

Frances J. Harrison
Frances J. Harrison

Dorothy Elizabeth Harrison Moore
Dorothy Elizabeth Harrison Moore

Audrey Harrison Burchfield
By: Audrey Harrison Burchfield
Her: Attorney-in-Fact

Peggy C. Newell
Peggy C. Newell

STATE OF Alabama,
COUNTY OF Shelby

) Acknowledgment in Representative Capacity

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that AUDREY HARRISON BURCHFIELD, whose name as Attorney-in-Fact for Dorothy Elizabeth Harrison Moore, 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, she, in her capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 1996.

L. Michelle L. Damp
Notary Public
My Commission Expires: 5-17-99

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JAMES D. HARRISON, 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 20th day of January, 1996.

Jula Dean
Notary Public
My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE,
COUNTY OF DAVIDSON) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that DENNIS M. HARRISON, 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 20th day of January 1996.

Jula C. Gray
Notary Public
My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE,
COUNTY OF DAVIDSON) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that MYRA HARRISON PHILLIPS, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January 1996.

Jula C. Gray
Notary Public
My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE,
COUNTY OF DAVIDSON) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that ~~LEE DANIEL~~ DANIEL LEE HARRISON, 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 20th day of January 1996.

Jula C. Gray
Notary Public
My Commission Expires: Nov. 20, 1996

STATE OF Alabama,
COUNTY OF Shelby) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that FRANCES J. HARRISON, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Jan., 1996.

Ma A. Spear
Notary Public
My Commission Expires: 9/97

STATE OF Alabama,
COUNTY OF Shelby) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that AUDREY HARRISON BURCHFIELD, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 1996.

Lynnette L. Danks
Notary Public
My Commission Expires: 5-17-99

STATE OF Alabama)
COUNTY OF Shelby) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that CHARLES C. CALDWELL, 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 29th day of Jan., 1996

M. A. Dearn
Notary Public
My Commission Expires: 9/97

STATE OF Alabama)
COUNTY OF Shelby) General Acknowledgment

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that PEGGY C. NEWELL, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Jan., 1996.

M. A. Dearn
Notary Public
My Commission Expires: 9/97

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW Audrey Harrison Burchfield and husband, Leonard R. Burchfield, as Affiants herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have been married for a period of fifty-four (54) years, both Affiants are competent to make this Affidavit, and have personal knowledge of the facts stated herein. Furthermore, said Affiants are familiar with the family history of Nina Mae Harrison and James Thomas Harrison.

2. On or about the 18th day of July, 1953, the said Nina Mae Harrison and James Thomas Harrison became the record title owners of certain real estate located in Shelby County, Alabama, pursuant to Deed originally recorded at Book 161, Page 326, and re-recorded at Book 161, Page 345, in the office of the Probate Judge, Shelby County, Alabama. Said real estate was described within said recorded Deed, as follows:

A piece of land containing about three acres in and near the center of Section 20, Township 22 South, Range 3 West, more particularly described as follows: Beginning at a point where the west bank of Kings Creek intersects the north boundary line of the Montevallo-Boothton Public Road, run thence in a westerly direction along the said north boundary line of said Road 526 feet, thence run northeasterly 500 feet to a point on the west bank of said creek, which point is 546 feet from the point of beginning measuring along the west bank of said creek, thence in a southern direction along the west bank of said Creek and following the meanderings thereof 546 feet to the point of beginning.

On or about December 11, 1995, Joseph E. Conn, Jr., a registered surveyor, Alabama P.L.S. Number 9049 surveyed said property, which is hereinafter described as follows:

A part of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the northeast corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama and run thence westerly along the north line of said quarter-quarter a distance of 352.43' to a point; thence turn 90 deg. 00' 00" left and run southerly 384.58' to a point; thence turn 42 deg. 30' 00" left and run a distance of 186.00' to a steel pin corner on the northerly margin of Highway No. #10 and the point of beginning of the property being described; thence turn 92 deg. 30' 00" left and run northeasterly 489.39' to a point on the southwesterly bank of King Creek;

thence turn 95 deg. 59' 33" right and run southeasterly along said bank of said creek a distance of 264.56' to a point; thence turn 46 deg. 20' 24" right and continue along bank of said creek a distance of 53.81' to a point; thence turn 35 deg. 50' 50" left and continue southeasterly along said bank of said creek a distance of 196.99' to a point; thence turn 59 deg. 34' 51" right and run south-southwesterly along said bank of said creek a distance of 105.97' to a point on the northerly margin of same said Highway No. #10; thence turn 65 deg. 26' 15" right and run westerly along said margin of said Highway a distance of 245.69' to the P.C. of a curve to the right having a central angle of 39 deg. 39' 23", and a radius of 495.00'; thence turn 19 deg. 49' 40" right to chord and run along the chord of said curve a chord distance of 335.79' to the point of beginning, containing 4.03 acres and subject to any and all agreements, easements, regulations, restrictions and/or limitations of probated record and/or applicable law.

The real estate described within the original Deed to Nina Mae Harrison and James Thomas Harrison is the same property as described within the subsequent survey, and has been, actually or constructively possessed by said Nina Mae Harrison and James Thomas Harrison, or their successors in title, since the date of the above designated conveyance. There are no other persons or entities who, or which, claim any right, title or interest in and to the above designated real estate.

3. James Thomas Harrison died intestate, in Shelby County, Alabama, in 1958, leaving no spouse or children to survive him, and Nina Mae Harrison was the joint Grantee under the above designated Deed, with right of survivorship.

4. Nina Mae Harrison died testate, in Shelby County, Alabama, on January 29, 1990, leaving no spouse or children to survive said decedent. Furthermore, the Last Will and Testament of Nina Mae Harrison dated August 16, 1969 directs that her property be left to certain heirs, which consist of four of her siblings, to-wit: Sidney Harrison; Hazel Caldwell, a/k/a Hazel Louise Harrison Caldwell; Dorothy Moore, a/k/a Dorothy Elizabeth Harrison Moore; and Audrey Burchfield, a/k/a Audrey Harrison Burchfield. The Will of Nina Mae Harrison was not probated within five (5) years of her decease, to-wit, January 29, 1990.

5. On March 28, 1990, certain living heirs of the decedent, Nina Mae Harrison, to-wit; Sidney Harrison, Audrey Harrison Burchfield, Dorothy Elizabeth Harrison Moore and Hazel Louise Harrison Caldwell, executed a Warranty Deed, joint with right of survivorship, which was intended to convey the interest of the estate of said decedent, Nina Mae Harrison, to the four individuals designated above. However, the current living heirs of said decedent recognize the fact that such Deed may be "substantially flawed", in that, same was not executed by the living heirs of Euston P. Harrison, whose date of decease and lineal descendants are hereinafter designated. Consequently, said Audrey Harrison Burchfield and Dorothy Elizabeth Harrison Moore do not recognize such Deed as conveying complete and clear title to the

real estate herein described. Such "flawed deed" was recorded at Real Book 287, Page 355, in the Office of the Probate Judge, Shelby County, Alabama. The purpose of the Deed, and Heirship Affidavit attached thereto, is established to clear any and all defects within the chain of title regarding the above described real estate.

6. Euston P. Harrison, the brother of Nina Mae Harrison, had predeceased said Nina Mae Harrison in June, 1955.

Said Euston P. Harrison was survived by Minnie Mae Harrison, as his surviving spouse and four (4) children, whose names and addresses are designated as follows:

Minnie Mae Harrison, surviving spouse
1803 Lischey Avenue
Nashville, Tennessee 37207

James D. Harrison, surviving son
1803 Lischey Avenue
Nashville, Tennessee 37207

Dennis M. Harrison, surviving son
1803 Lischey Avenue
Nashville, Tennessee 37207

Myra Harrison Phillips, surviving daughter
8065 West Grand, #10,
River Grove, Illinois 60171

Daniel Lee Harrison, surviving son
4840 Mockingbird Lane
Old Hickory, Tennessee 37138

All of the above designated heirs of Euston P. Harrison are over the age of nineteen (19) years, and of sound mind, and he left no other heirs.

7. Sidney Harrison died intestate, on or about December 22, 1990, leaving no children, natural or adopted, to survive him, but he was survived by his spouse, whose name and address is stated as follows:

Frances J. Harrison, surviving spouse
1737 Woodbine Drive
Homewood, Alabama 35216

Said Frances J. Harrison is over the age of nineteen (19) years, and of sound mind.

8. Hazel Harrison Caldwell, a/k/a Hazel Louise Harrison Caldwell, the surviving sister of the decedent, Nina Mae Harrison, died intestate on or about March 13, 1994, leaving no spouse to survive her, but she is survived by her children, as designated as follows:

Charles C. Caldwell, surviving nephew
209 8th Street
Pleasant Grove, Alabama 35127

Peggy C. Newell, surviving neice
722 Brooklane Drive
Hueytown, Alabama 35023

Both, Charles C. Caldwell and Peggy C. Newell, are over the age of nineteen (19) years and of sound mind, and she left no other heirs.

9. The decedent, Nina Mae Harrison, left two (2) sisters to survive her, both of whom are over the age of nineteen (19) years and of sound mind. However, Audrey Harrison Burchfield maintains a current Power of Attorney for the benefit of Dorothy Elizabeth Harrison Moore, same of which is attached hereto, and shall be recorded herewith in the Office of the Probate Judge, Shelby County, Alabama. Said Power of Attorney has not been revoked as of the date of the making of this Affidavit. The names and addresses of said sisters of Nina Mae Harrison, deceased are stated as follows:

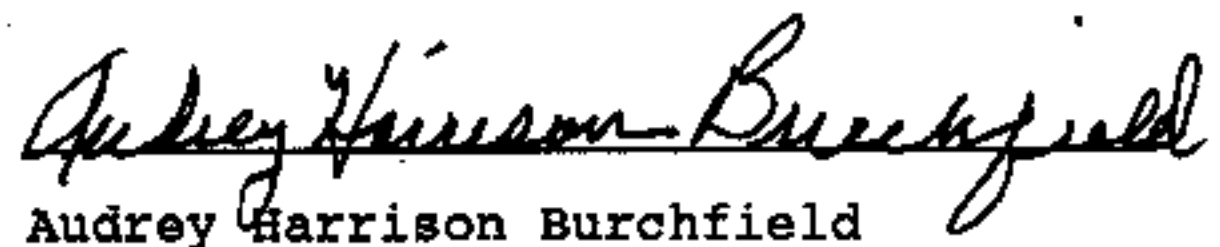
Dorothy Elizabeth Harrison Moore, surviving sister
1670 Middle Street
Montevallo, Alabama 35115

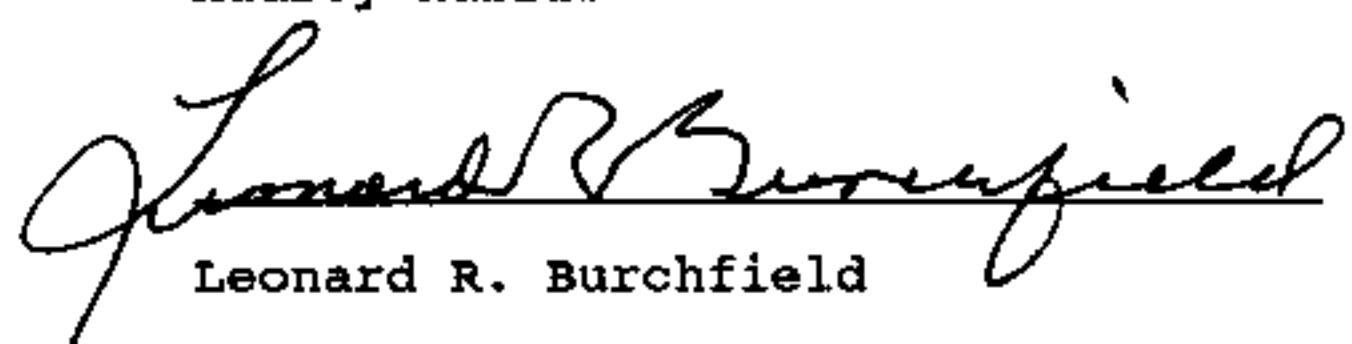
Audrey Harrison Burchfield, surviving sister
10876 Malland Lake Lane
Cottondale, Alabama 35453

10. Dorothy Elizabeth Harrison Moore is one and the same person as Dorothy Elizabeth Moore, Dorothy Moore and Dorothy E. Moore, and sometimes she uses such names, interchangeably.

11. Hazel Harrison Caldwell was one and the same person as Hazel Lucille Harrison Caldwell, and Hazel Caldwell, and sometimes she used such names, interchangeably.

12. Affiants further state that the said decedent, Nina Mae Harrison, left no additional heirs at law, except as hereinabove designated. Furthermore, all debts or charges against the estate of said decedent, Nina Mae Harrison, have been paid and satisfied, in full.


Audrey Harrison Burchfield


Leonard R. Burchfield

STATE OF ALABAMA)

COUNTY OF SHELBY) GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Audrey Harrison Burchfield and Leonard R. Burchfield, whose names are signed to the foregoing Affidavit, and who are known to me, acknowledged before me this date, that, being informed of the contents of the Affidavit, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, 1996.



Notary Public

My Commission Expires: 5-17-99

MITCHELL A. SPEARS

ATTORNEY AT LAW

P. O. BOX 119

MONTEVALLO, ALABAMA 35115

(205) 665-5076

EXHIBIT "B"

POWER OF ATTORNEY

Know all men by these presents, that I, Dorothy Elizabeth Moore, of 1680 Middle Street, P O Box 228, Montevallo, AL 35115, in Shelby County, pursuant to §26-1-2 of the 1975 Alabama Code, hereby make, constitute, and appoint Audrey Harrison Burchfield, of Rt 3, BX 569, Cottondale, AL 35453, my Attorney in Fact, giving unto the said Attorney in Fact full power to do anything that I may legally do through an Attorney in Fact, including an absolute power of disposition, not accompanied by any trust, over all my property. I hereby ratify and affirm that which my Attorney in Fact or substitute shall do or cause to be done. I hereby revoke any previous powers of attorney I may have executed.

This power of attorney shall not be affected by the disability, incompetency, or incapacity of the principal.

This power of attorney shall be revoked upon the death of the principal, except that the Attorney in Fact may, without actual knowledge of the death of the principal, continue to act in good faith hereunder. An affidavit executed by the Attorney in Fact stating that she did not have, at the time of the exercise of the power, actual knowledge of the termination of the power by revocation or of the principal's death, is conclusive proof of the nonrevocation or nontermination of the power at that time, and any action so taken, unless otherwise invalid or unenforceable, binds the successors in interest of the principal. If the exercise of the power of attorney requires execution and delivery of any instrument that is recordable, the affidavit, when authenticated for record, is likewise recordable.

Executed this 10 October 1991.

Dorothy E. Moore
Dorothy Elizabeth Moore

I, Steven R. Sears, a notary public for the State of Alabama at Large, hereby certify that Dorothy Elizabeth Moore, whose name is signed to the above power of attorney, and who is known to me, acknowledged before me on this day that, being informed of its contents, she executed the same voluntarily on the day the same bears date. To the best of my knowledge and belief, she was at that time 19 or more years of age, of sound mind, and under no constraint or undue influence.

Given under my hand and seal this 10 October 1991.

Steven R. Sears
Notary public

Return to: M A Spears
Inst # 1996-03461

02/01/1996-03461
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
010 MCD 51.00