

THIS INSTRUMENT PREPARED BY:
William M. Phillips, Jr., Esquire
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Morris Wade Richardson and
Shellie J. Richardson
1700 First Alabama Bank Building
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thousand and No/100 (\$100,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we

SUSAN SORRELL RICHARDSON (also known as Susan D. Webster), a married woman, and SALLY SORRELL CHEW (also known as Sally Summerall), a married woman

(herein referred to as "Grantors"), do grant, bargain, sell, and convey unto

MORRIS WADE RICHARDSON AND SHELLIE J. RICHARDSON, husband and wife,

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantor Susan Sorrell Richardson certifies that she is one and the same person as Susan D. Webster.

Grantor Sally Sorrell Chew certifies that she is one and the same person as Sally Summerall.

GRANTORS CERTIFY THAT SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTORS OR THEIR SPOUSES.

TO HAVE AND TO HOLD unto the 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 tenant in common.

03/07/1996-07532
08:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCJ 23.50

Inst # 1996-07532

And we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the Grantee, her heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises 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 Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the 29th day of February, 1996.


Susan Sorrell Richardson (Seal)

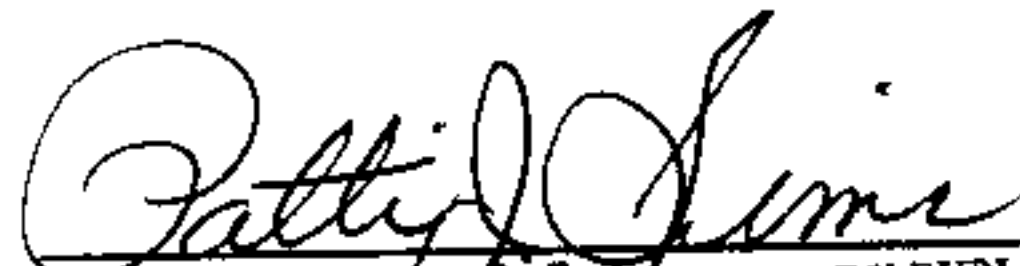

Sally Sorrell Chew (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Susan Sorrell Richardson, a married woman and Sally Sorrell Chew a married woman, 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 as of the 29th day of February, 1996.


Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE
My Commission MY COMMISSION EXPIRES: Feb. 18, 1997.
BONDED TO THE NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-07532

EXHIBIT "A"

Commence at the Northwest corner of Section 24, Township 19 South, Range 2 West, and run South along section line 580.62 feet to the southerly right of way of Shelby Co. Highway 119 and the point of beginning; thence 37°24'05" right to the tangent of a curve to the right with a radius of 3790.00 feet, a central angle of 4°28'19" and run southwesterly along said right of way 295.81 feet; thence 155°33'20" left from tangent and run northeasterly 252.78 feet; thence 5°50'56" right and run 150.00 feet; thence 7°14'00" left and run 130.00 feet; thence 5°08'00" left and run 130.00 feet; thence 12°38'00" left and run 84.00 feet; thence 17°14'00" left and continue northeasterly 250.00 feet; thence 24°37'35" left and run 118.12 feet; thence 8°11'25" left and run northerly 489.04 feet to the southerly right of way of said Highway 119; thence 143°14'35" left to the tangent of a curve to the left with a radius of 4527.50 feet; a central angle of 2°43'09" and run southwesterly along said right of way 214.87 feet; thence continue tangent along said right of way 464.52 feet to a curve to the right with a radius of 3790.00 feet and a central angle of 6°14'49"; thence continue along said curve and right of way 413.23 feet to the point of beginning.

Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1996 and subsequent years not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 139, page 128 and Deed Book 134, page 545, in the Probate Office of Shelby County, Alabama.

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