

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Pine Brook Lakes, Inc.
3125 Montgomery Highway, Suite 116
Birmingham, Alabama 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Five Hundred Forty Thousand and No/100 Dollars (\$540,000.00) and other good and valuable consideration, to the undersigned, David A. McLain and wife, Pamela F. McLain ("Grantors"), in hand paid by Pine Brook Lakes, Inc. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current ad valorem taxes; (2) Easements of record.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

13th day of March, 1996.

WITNESSES:

Melvin Davis

Paul D. Hy

David A. McLain

Pamela F. McLain

Inst # 1996-09118
03/21/1996-09118
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.30
003 SWA

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David A. McLain, 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 seal this 13 day of March, 1996.

Pamela D. Hyatt
Notary Public

MY COMMISSION EXPIRES FEBRUARY 18, 1997

My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela F. McLain, 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 seal this 13 day of March, 1996.

Pamela D. Hyatt
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 18, 1997

EXHIBIT "A"

A parcel of land situated in the Southeast Quarter of Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southwest corner of said quarter section and run north along the west line of said quarter section for a distance of 1,460.00 feet to a point; thence turn an angle to the right of 123 degrees 00 minutes 00 seconds and run in a southeasterly direction for a distance of 581.68 feet to a point on the southeast line of an eighty foot wide right of way for Alabama County Highway No. 119; thence turn an angle to the left of 98 degrees 31 minutes 00 seconds and run in a northeasterly direction along said southeast right of way line for a distance of 23.23 feet to the intersection of the southeast right of way line of Highway 119 and the northeast right of way line of a 60 foot county road, said point being an iron pin found at the point of beginning of the parcel herein described; thence continue along last stated course and also along the southeast right of way line of said Highway 119 for a distance of 549.91 feet to an iron pin found; thence turn an angle to the right of 96 degrees 17 minutes 27 seconds and run in a southeasterly direction for a distance of 937.63 feet to an iron pin set; thence turn an angle to the right of 80 degrees 19 minutes 21 seconds and run in a southwesterly direction for a distance of 562.90 feet to an iron pin set; thence turn an angle to the right of 101 degrees 18 minutes 42 seconds and run in a northwesterly direction for a distance of 294.05 feet to an iron pin found; thence turn an angle to the left of 1 degree 38 minutes 32 seconds and run in a northwesterly direction for a distance of 678.07 feet to the point of beginning.

Inst # 1996-09118

03/21/1996-09118
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO3 SNA 14.50