

This instrument prepared by:

✓ Lloyd, Schreiber, Gray & Gaines, P.C.
Two Perimeter Park South, Suite 100
Birmingham, Alabama 35243

Send tax notice to:

Brian G. Giattina
P.O. BOX 55488
BIRMINGHAM, AL 35255

STATE OF ALABAMA)
 :
SHELBY COUNTY)

Inst # 1996-09153

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Seven Thousand One Hundred Sixty-Seven Dollars and 66/100 in hand paid to Ron Epstein, a married man, Yasuhiko Oyama, a married man, and James M. Burnett, Jr., a married man (together "Grantors"), by Brian Giattina, an unmarried man, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, and the assumption of that certain mortgage recorded at ~~XXXXXXX~~ Book, Page ~~XXX~~ Instr. #1995-11144, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, **an undivided one-half interest** in the following described real estate situated in Shelby County, Alabama, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

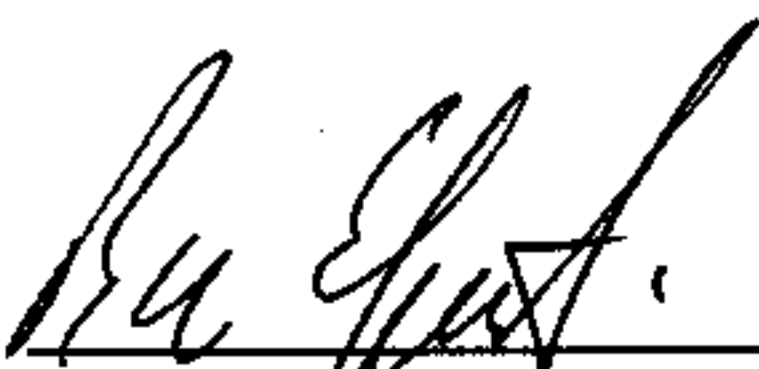
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.
Existing covenants and restrictions, easements, rights of way, and limitations of record.

TO HAVE AND TO HOLD unto Grantee (being the Grantee herein as to an undivided one-half interest), his respective heirs and assigns forever.


Grantors do for themselves, their respective heirs, executors, administrators and assigns, covenant with Grantee, his respective heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their respective heirs, executors, and assigns shall warrant and defend the same to Grantees, their respective heirs, executors, and assigns forever against the lawful claims of all persons.

Grantors do hereby certify that the above described property does not constitute their respective homesteads as defined by Code of Alabama § 6-10-2 (1975).

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 18th day March, 1996.

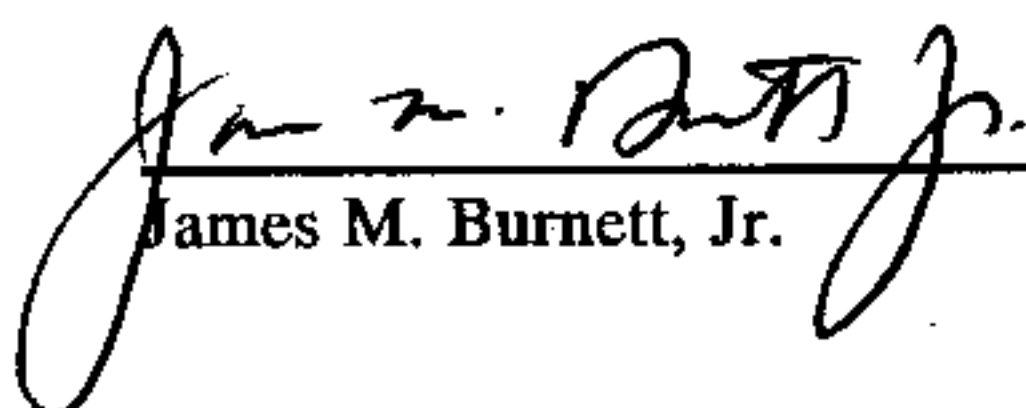


Ron Epstein



Yasuhiko Oyama

Inst # 1996-09153



James M. Burnett, Jr.

03/21/1996-09153
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 21.00

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, hereby certify that Ron Epstein, Yasuhiko Oyama, and James M. Burnett, Jr., whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 18th day of March, 1996.

T. J. Skinner
Notary Public

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE.**
MY COMMISSION EXPIRES: Jan. 28, 1998.

An undivided half-interest in:

Parcel "D"

A parcel of land in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of the SE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 73 deg. 26 min. 24 sec. right and run 53.77 feet along said easement centerline and the following courses: 22 deg. 35 min. 20 sec. left for 225.70 feet; 14 deg. 23 min. right for 156.97 feet; 18 deg. 58 min. left for 188.87 feet; thence turn 06 deg. 15 min. 37 sec. right and run 129.90 feet along said easement centerline; thence turn 118 deg. 37 min. 06 sec. right and run 1501.23 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 114 deg. 36 min. 39 sec. right and run 101.78 feet along said railroad boundary and the following courses: 03 deg. 40 min. 05 sec. left for 106.29 feet; 04 deg. 46 min. 17 sec. left for 104.76 feet; 04 deg. 52 min. 36 sec. left for 96.17 feet; 04 deg. 39 min. 10 sec. left for 96.31 feet; 04 deg. 33 in. 59 sec. left for 96.35 feet; 04 deg. 29 min. 39 sec. left for 94.50 feet; 04 deg. 57 sec. 38 sec. left for 94.92 feet; thence turn 04 deg. 09 min. 33 sec. left and run 65.08 feet along said railroad boundary to a point on the West boundary of the NE 1/4 of SW 1/4 of aforementioned Section 29; thence turn 110 deg. 06 min. 34 sec. right and run 192.89 feet to the point of beginning of herein described parcel of land.

A non-exclusive 60 foot private easement for ingress and egress: From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination. All being situated in Shelby County, Alabama.

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