

Send tax notice to:
Ronald H. Parker and Kimberly A. Parker
3782 Glass Drive
Birmingham, Alabama 35223

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
2001 Park Place, Suite 1400
Birmingham, Alabama 35203

Inst # 1996-12481

STATE OF ALABAMA)

SHELBY COUNTY)

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and No/100 Dollars (\$220,000.00) John R. Saunders, Jr. and Harris Saunders III, in their capacities as Co-Executors of the Estate of John Robert Saunders, deceased, Jefferson County Probate Case #151646 ("Grantor") does hereby grant, bargain, sell, and convey unto Ronald H. Parker and Kimberly A. Parker ("Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land located in the SE 1/4 of the SE 1/4, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the northwest corner of Lot 9 of Parkside as recorded in Map Book 7, page 136, in the Probate Office of Shelby County, Alabama; thence in an easterly direction along the north line of said Lot 9 a distance of 111.43 feet; thence 114° 24' 08" left in a northwesterly direction a distance of 381.58 feet to a point on the southerly right of way line of Alabama Highway No. 119; thence 71° 58' 32" left in a southwesterly direction along said right of way line a distance of 106.72 feet; thence 90° right in a northwesterly direction along said right of way line a distance of 10.0 feet; thence 90° 18' 30" left in a southwesterly direction along said right of way line a distance of 33.62 feet; thence 111° 58' 38" left in a southeasterly direction a distance of 389.38 feet to the point of beginning.

PARCEL II:

Part of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the northwest corner of Lot 9, Parkside, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 7, page 136, run in an easterly direction along the north line of said Lot 9 a distance of 111.43 feet to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 54.90 feet to an existing iron pin; thence turn an angle to the left of 114° 24' 08" and run in a northwesterly direction a distance of 387.99 feet to an existing iron pin being on the south right of way line of Alabama Highway No. 119; thence turn an angle to the left of 71° 58' 32" and run in a westerly direction along said right of way line for a distance of 52.58 feet to an existing iron pin; thence turn an angle to the left of 108° 01' 28" and run in a southeasterly direction for a distance of 381.58 feet to the point of beginning.

LESS AND EXCEPT those mineral and mining rights which have been previously severed or to which Grantors do not have title, it being the intention of Grantors to hereby convey only those mineral and mining rights to which Grantors have title. Grantors make no warranty as to the status of the title to the mineral and mining rights.

TO HAVE AND TO HOLD to Grantees, their heirs and assigns forever; subject, however, to the following:

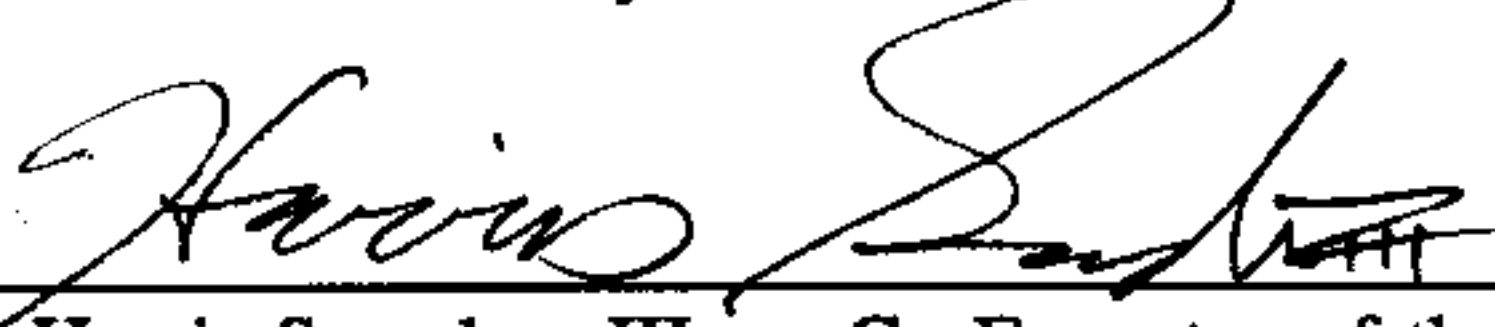
1. Ad valorem taxes for the year 1996, a lien but not yet due and payable
2. Restrictions of covenants recorded in Deed Book 321, page 639, and Real 7, page 136, in said Probate Office, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin
3. Right of way to Shelby County recorded in Deed Book 135, page 28 and 29, in said Probate Office
4. All easements, rights of way and restrictions of record
5. All matters revealed by an accurate survey of the property
6. That certain unrecorded Commercial Lease to Gary J. Authement, as lessee, dated September 14, 1995

7. That certain unrecorded Commercial Lease to Chris Cairns and Richard Cairns d/b/a Richard's BBQ, as lessee, dated November 1, 1995

THE UNDERSIGNED EXECUTE THIS CONVEYANCE SOLELY IN THEIR REPRESENTATIVE CAPACITIES SET FORTH HEREIN AND HEREBY EXPRESSLY LIMIT THEIR LIABILITY HEREUNDER TO THE ASSETS WHICH THEY MAY NOW OR HEREAFTER HOLD IN THEIR CAPACITIES AS CO-EXECUTORS OF THE ESTATE OF JOHN ROBERT SAUNDERS, AS AFORESAID. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT JOHN R. SAUNDERS, JR. AND HARRIS SAUNDERS III SHALL IN NO WISE BE PERSONALLY RESPONSIBLE FOR THE WARRANTIES AND AGREEMENTS HEREIN MADE AND THAT GRANTEE SHALL LOOK SOLELY TO THE ASSETS OF SAID ESTATE WITH RESPECT TO THE ENFORCEMENT OF SAME OR THE PURSUIT OF ANY REMEDIES AVAILABLE TO GRANTEE ARISING THEREFROM.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 12 day of April, 1996.


John R. Saunders, Jr., as Co-Executor of the
Estate of John Robert Saunders, deceased,
Jefferson County Probate Case #151646


Harris Saunders III, as Co-Executor of the
Estate of John Robert Saunders, deceased,
Jefferson County Probate Case #151646

STATE OF ALABAMA

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JEFFERSON COUNTY

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I, the undersigned, a notary public in and for said county in said state, hereby certify that John R. Saunders, Jr. and Harris Saunders III, whose names as Co-Executors of the Estate of John Robert Saunders, deceased, Jefferson County Probate Case #151646, 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, in their capacities as such Co-Executors, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 12th day of April, 1996.



Notary Public

[NOTARIAL SEAL]

My commission expires Aug '97

Inst # 1996-12481

04/17/1996-12481
4 10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HCD 236.00