

10/07/1996
SEND TAX NOTICE TO:
JMJ, L.L.C.
1912 Balfour Drive
Birmingham, AL 35216

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED dated this 2nd of October, 1996, by Paris Bristow Carlton, an unmarried woman, (hereinafter referred to as the "Grantor") to JMJ, L.L.C., an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell and convey unto the Grantee, JMJ, L.L.C., the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the West 1/2 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, thence run South 1 degree 51 minutes East a distance of 447 feet to the Southeast right-of-way line of the Southern Railroad and the NE corner of Columbiana Homes, Inc. Housing Project, thence continue South 1 degree 51 minutes East a distance of 791.19 feet to a point on the South right-of-way line of Alabama State Highway No. 70, thence run South 78 degrees 57 minutes West along the South right-of-way line of said Alabama State Highway No. 70 a distance of 314.71 feet to the point of beginning; thence continue in a Westerly direction along the South right-of-way line of said Alabama State Highway No. 70, a distance of 165 feet, more or less, thence turn an angle to the left and run in a Southerly direction a distance of 740 feet, more or less, to the centerline of Little Beeswax Town Creek; thence turn an angle to the left and run along the centerline of said Creek a distance of 120 feet, more or less, thence turn an angle to the left and run in a Northerly direction a distance of 750 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to:

1. Ad Valorem taxes due in 1996;
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 119, at Page 109; Deed Book 163, at Page 428; Deed Book 162, at Page 324; and Deed Book 177, at Page 492, in the Office of the Judge of Probate of Shelby County, Alabama;
3. Rights of riparian owners in and to the use of Beeswax Creek; and
4. Less and except any portion lying within Beeswax Creek.

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

This Warranty Deed is being executed and recorded to correct that Warranty Deed recorded in Book 1996, Page 20589 in the Probate Office of Shelby County, Alabama.

And said Grantor does for herself, her heirs, executors and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that she has a good right to sell and convey the same as aforesaid; and that

Inst # 1996-33301

10/07/1996-33301
12:41 PM CERTIFIED
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she will, and her heirs, executors and assigns shall warrant and defend the same to the said Grantee, its successors assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed on the date first written above.


Paris Bristow Carlton

STATE OF FLORIDA)

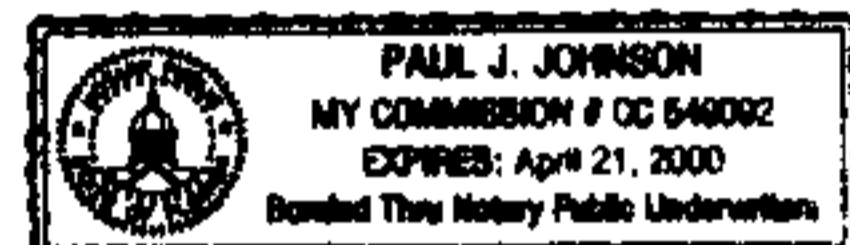
ESCAMBIA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Paris Bristow Carlton, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 2 day of October, 1996.


Notary Public

My Commission Expires: _____



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THIS INSTRUMENT PREPARED BY:
Lori L. Duwve
Berkowitz, Lefkowitz, Isom & Kushner, P.C.
A Professional Corporation
1600 SouthTrust Tower
Birmingham, AL 35203