

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

SEND TAX NOTICE TO:
Elizabeth B. Hayes
600 Luckie Drive, Suite 305
Birmingham, AL 35223

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Three Hundred Thirty-Six Thousand and No/100 Dollars (\$336,000.00), and other good and valuable consideration, paid to the undersigned grantor, Forest Parks, LLC, an Alabama limited liability company ("Grantor"), by Elizabeth B. Hayes ("Grantee"), the receipt and sufficiency whereof, are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easements, restrictions and exceptions as shown on the unrecorded map of Forest Parks, 1st Sector; (3) Easement for Alabama Power Company recorded in Volume 236, at Page 829, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, at Page 127; Volume 133, at Page 210; Volume 126, at Page 191; Volume 126, at Page 192; Volume 126, at Page 323; and Volume 124, at Page 519, in the Probate Office of Shelby County, Alabama; (5) Mineral and mining rights and rights incident thereto recorded in Volume 53, at Page 262, in the Probate Office of Shelby County, Alabama; That part of subject property in the right of way of New Highway No. 280 acquired by the State of Alabama by condemnation proceedings; Rights outstanding under those certain easement agreements conveyed to Shelby County by Instrument recorded in Instrument No. 1993-3962, *et seq.*, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, her heirs and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

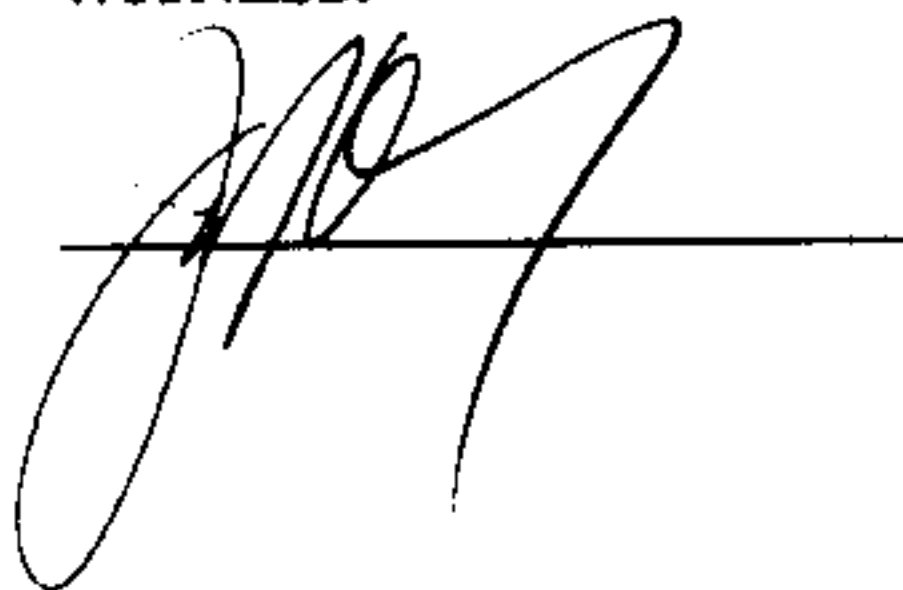
Inst # 1996-42569

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 349.50

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

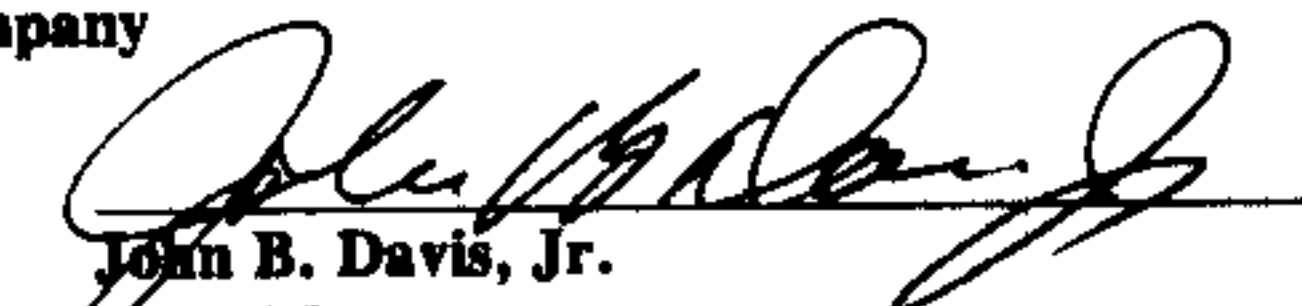
27th day of December, 1996.

WITNESS:



Forest Parks, LLC, an Alabama limited liability company

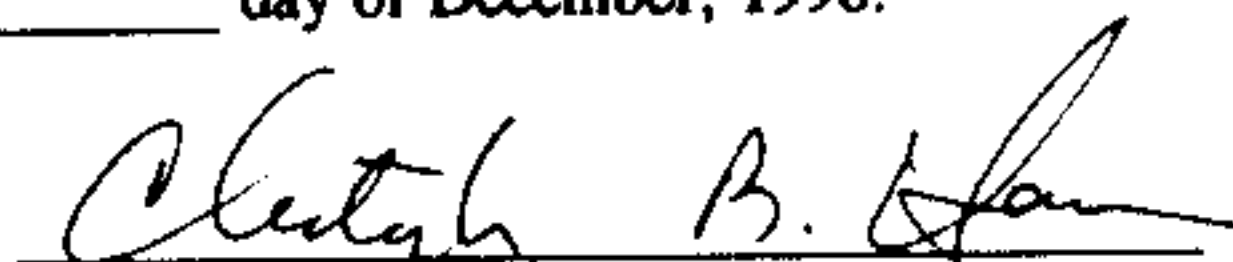
By:


John B. Davis, Jr.
as its Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Manager of Forest Parks, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said Forest Parks, LLC.

Given under my hand and official seal this 27th day of December, 1996.


Notary Public

My commission expires: MY COMMISSION EXPIRES MAY 31, 1998

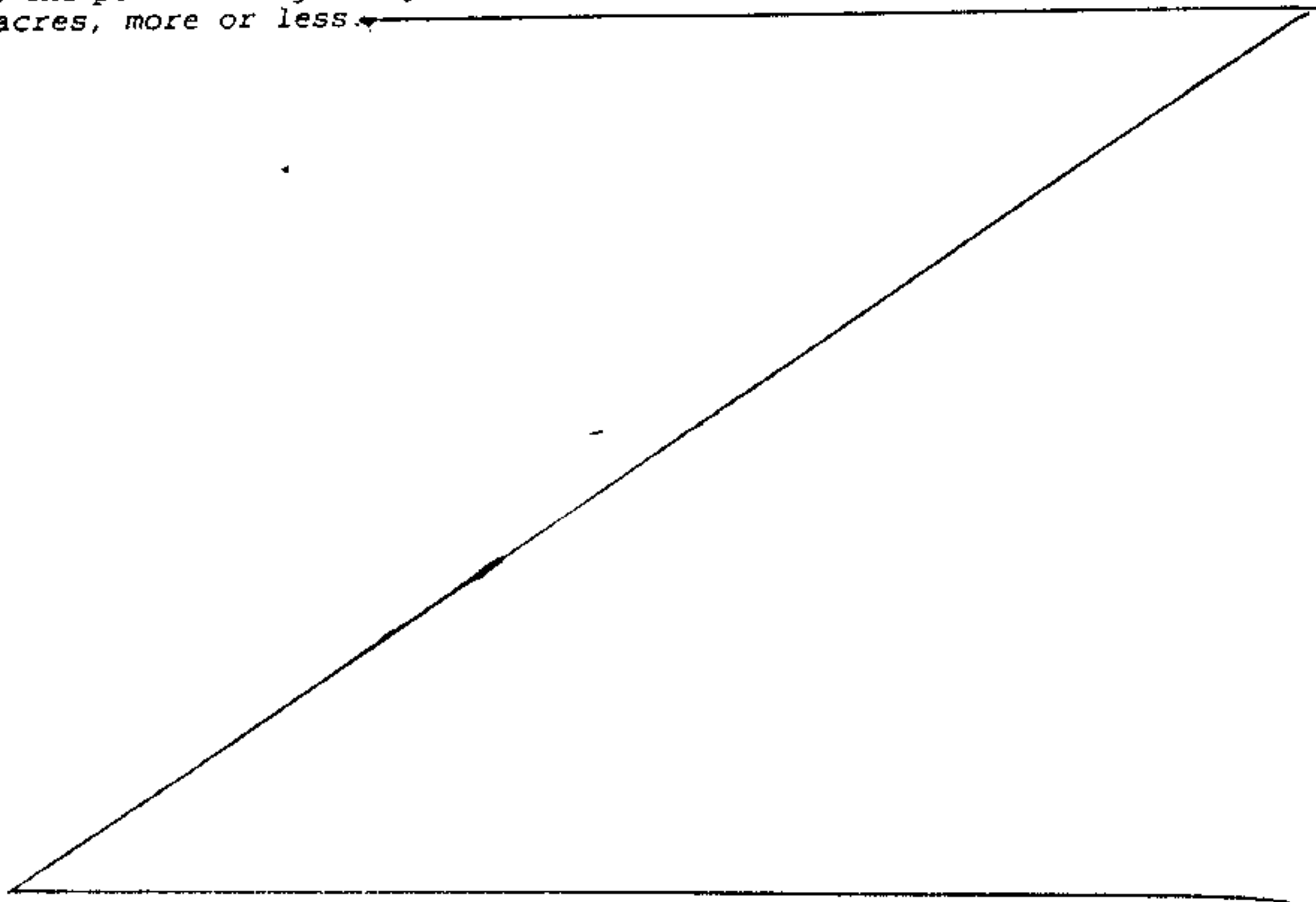
Two parcels of land to be known as Lots 119 through 122 and Lots 162 through 165 in Forest Parks 1st Sector, a proposed subdivision in Shelby County, Alabama, situated in Section 21, Township 19 South, Range 1 West, being more particularly described as follows:

Parcel I (Lots 162 through 165):

Commence at a pine heart locally accepted to be the Southwest corner of said Section 21, thence run North 0 degrees 17 minutes 54 seconds West along the West line of said Section 21 for a distance of 5,271.67 feet to a concrete monument locally accepted to be the Northwest corner of said Section 21; thence run South 42 degrees 30 minutes 11 seconds East for a distance of 1,199.27 feet to the point of beginning; thence run South 42 degrees 32 minutes 54 seconds East for a distance of 186.47 feet to a point on a curve to the left having a central angle of 6 degrees 15 minutes 00 seconds, a radius of 517.86 feet and a radial bearing in of North 42 degrees 32 minutes 54 seconds West; thence run in a northeasterly direction along the arc of said curve for a distance of 56.49 feet to a point; thence run North 41 degrees 12 minutes 06 seconds East for a distance of 370.58 feet to a point; thence run North 48 degrees 47 minutes 54 seconds West for a distance of 188.44 feet to a point; thence run South 41 degrees 12 minutes 06 seconds West for a distance of 406.66 feet to the point of beginning. Said Parcel I (Lots 162 through 165) containing 1.802 acres, more or less.

Parcel II (Lots 119 through 122):

Commence at a pine heart locally accepted to be the Southwest corner of said Section 21, thence run North 0 degrees 17 minutes 54 seconds West along the West line of said Section 21 for a distance of 5,271.67 feet to a concrete monument locally accepted to be the Northwest corner of said Section 21; thence run South 42 degrees 30 minutes 11 seconds East for a distance of 1,199.27 feet to a point; thence run South 42 degrees 32 minutes 54 seconds East for a distance of 186.47 feet to a point; thence run South 74 degrees 46 minutes 12 seconds East for a distance of 69.52 feet to the point of beginning; thence run South 46 degrees 13 minutes 34 seconds East for a distance of 155.74 feet to a point; thence run North 41 degrees 12 minutes 06 seconds East for a distance of 423.42 feet to a point; thence run North 48 degrees 47 minutes 54 seconds West for a distance of 155.00 feet to a point; thence run South 41 degrees 12 minutes 06 seconds West for a distance of 390.50 feet to a point on a curve to the right having a central angle of 2 degrees 34 minutes 20 seconds and a radius of 577.86 feet; thence run in a southwesterly direction along the arc of said curve for a distance of 25.94 feet to the point of beginning. Said Parcel II (Lots 119 through 122) containing 1.494 acres, more or less.



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Exhibit A

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