

WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF SHELBY)

That in consideration of (\$10.00) and other good and valuable consideration, to the undersigned grantor, Thompson Realty Company, Inc. (herein referred to as GRANTOR), in hand paid by Seaman Capital, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE) the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEE the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #212 according to the map of Shoal Creek Subdivision as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by GRANTOR and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than GRANTOR and (4) easements and restrictions of record.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever. And said GRANTOR does for it, its successors and assigns covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, except those noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Inst # 1997-02038

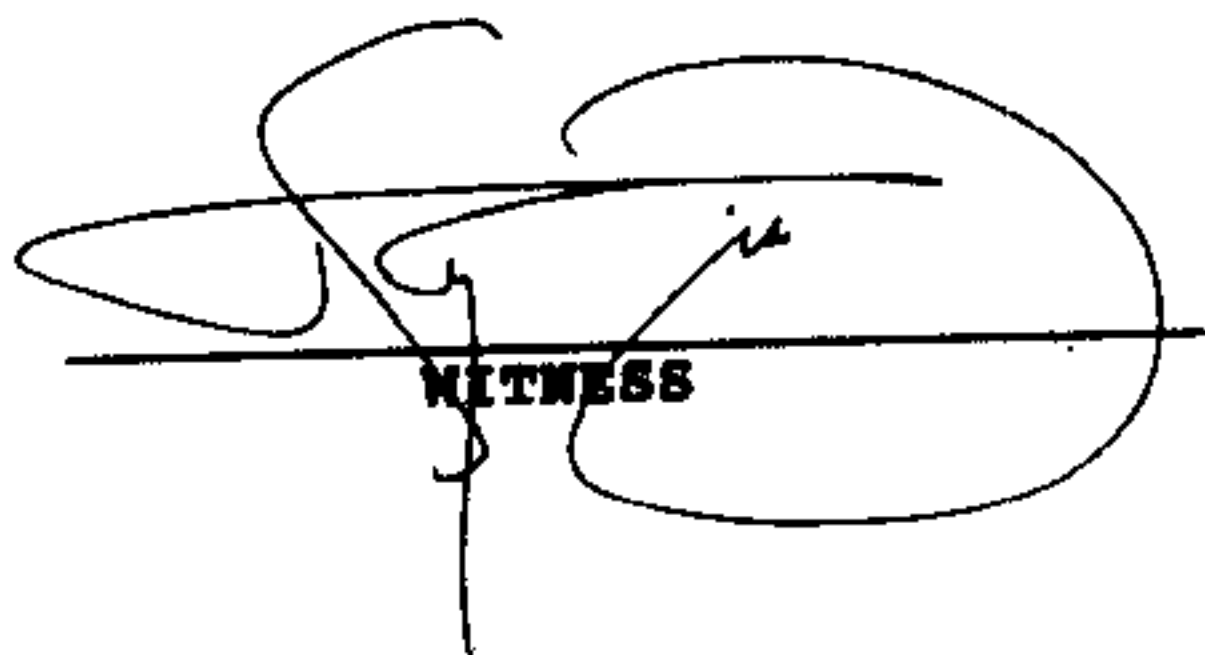
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Inst # 1997-02038

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporate seal to be hereunto affixed and attested by its duly authorized officer this 15th day of January, 1997.

ATTEST:

THOMPSON REALTY COMPANY, INC.

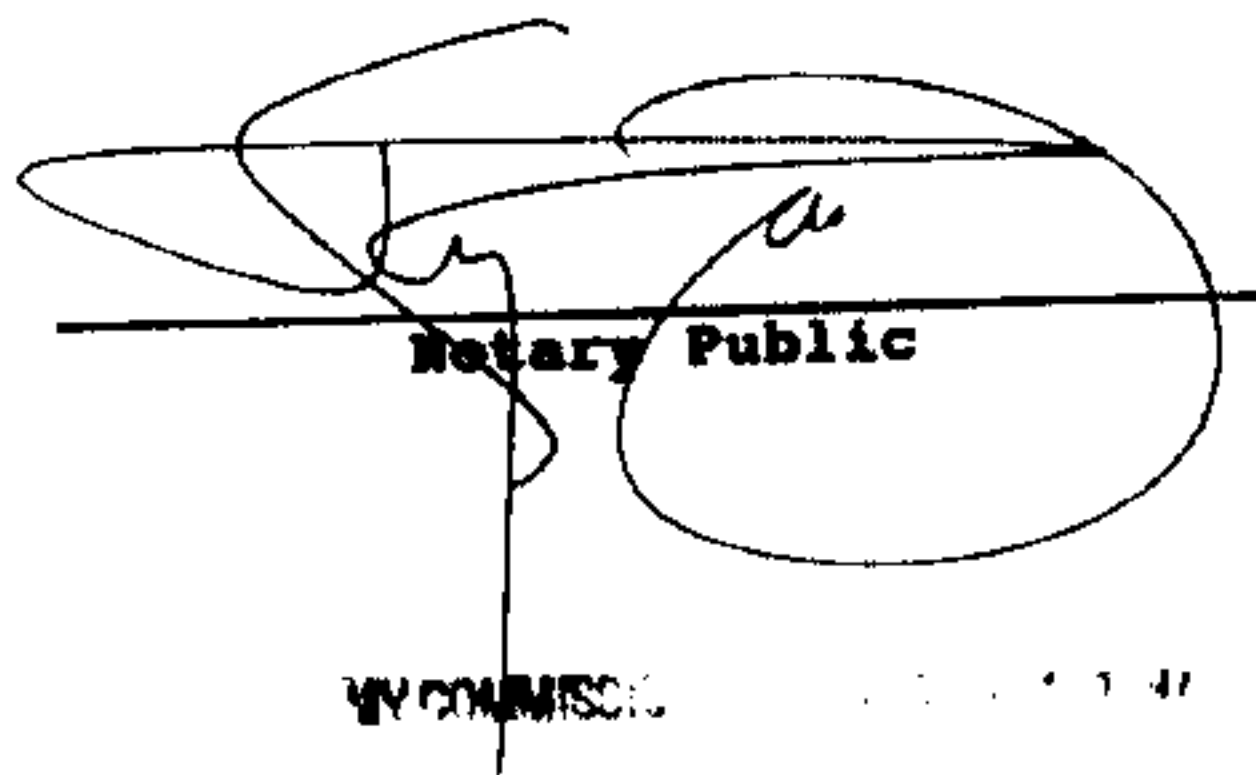

WITNESS


ANDY B. WARD

STATE OF ALABAMA)
:
)

I, Kay P. Till, a Notary Public in and for said State hereby certify that Andy B. Ward, whose name as Comptroller of Thompson Realty Co., Inc., a corporation, is signed to the foregoing conveyance, and who is known by me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of January, 1997.


Notary Public
MY COMMISSION EXPIRES 12/31/97

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