

This instrument was prepared by;

Donnie Tucker
2086 Valleydale Terrace
Birmingham, AL 35244

Send Tax Notice to:

Savannah Development, Inc.
2086 Valleydale Terrace
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of NINETY-SIX THOUSAND and NO/100th (\$96,000.00) DOLLARS to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

DONNIE TUCKER, a married man

(herein referred to as grantor), grant, bargain, sell and convey unto

SAVANNAH DEVELOPMENT, INC.

(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit;

See attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Easements, rights-of-way and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of March, 1997.



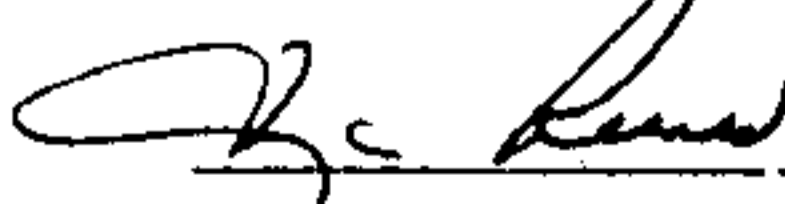
Donnie Tucker

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donnie Tucker, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March A.D. 1997.



Notary Public

03/17/1997-08208
03:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 108.00

80280-2661 150

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
From the SE corner of said SW 1/4 of SE 1/4 run thence in a northerly direction along the east line of said 1/4 1/4 section for a distance of 100.05 feet to a point on the north line of an Alabama Power Company right of way, said point being the point of beginning of the parcel herein described; thence continue in a northerly direction along said east line of said 1/4 1/4 section for a distance of 615.71 feet to the SE corner of that lot for building 11 of Chandalar South Townhouses as recorded in Map Book 7 page 166 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn an angle to the left of 90 deg. 00 min. and run in a westerly direction along the south line of said lot for a distance of 110.0 feet to a point on the easterly right of way line of a public road called Chandalar Court; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southerly direction along said easterly right of way line for a distance of 45.0 feet to the end of said street; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a westerly direction along the end of said road and the south line of that lot for buildings 7 and 8 of said Chandalar South Townhouses for a distance of 257.88 feet; thence turn an angle to the right of 65 deg. 21 min. 15 sec. and run northwesterly along the west line of said lot for buildings 7 and 8 for a distance of 21.02 feet; thence turn an angle to the left of 98 deg. 04 min. 30 sec. and run in a southwesterly direction along the southeasterly line of lot 4 of said Chandalar South Townhouses for a distance of 55.0 feet; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southeasterly direction along the east line of lot 3 of said Chandalar South Townhouses for a distance of 296.43 feet; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run southwesterly along the south line of said lot 3 and the right of way of Chandalar Court, a public road, for a distance of 170.0 feet; thence turn an angle to the right of 90 deg. 00 min. and run northwesterly along the southwest right of way line of said Chandalar Court for a distance of 21.43 feet to the southeast corner of lot 2 of said Chandalar South Townhouses; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southwesterly direction along the south line of said lot 2 for a distance of 110.0 feet to a point on the east line of a 100 feet Alabama Power Company right of way; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a southeasterly direction along said east right of way line for a distance of 194.91 feet (map) 194.96 feet (measured); thence turn an angle to the left of 55 deg. 23 min. 00 sec. (map) 55 deg. 23 min. 20 sec. (measured) and run in an easterly direction along the north right of way line of said Alabama Power Company right of way for a distance of 404.70 feet (map) 404.67 (measured) to the point of beginning.
Being situated in Shelby County, Alabama.

Inst # 1997-08208

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