

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

AJK CONSTRUCTION, INC.

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED DOLLARS and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LYNN M. THOMAS AND HUSBAND, ERIC L. THOMAS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto AJK CONSTRUCTION, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF CAHABA FALLS, AS RECORDED IN MAP BOOK 17 PAGE 79 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 75 feet reserved from Cahaba Falls Lane and Highway 52 West as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1993-22425 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139 page 238 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 176 page 186 (Jefferson County) and Deed Book 11 page 349 (Shelby County) in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 17 page 79.
7. Encroachment of fence as set out as Inst. #1992-5494 in Probate Office, and as set out on the survey of Kenneth B. Weygand, dated March 2, 1987.

\$192,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

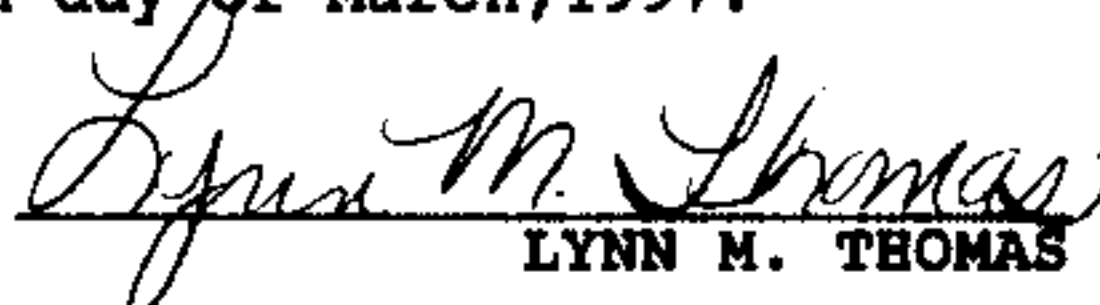
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

03/19/1997-08367
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.30

Inst # 1997-08367

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

IN WITNESS WHEREOF, the said GRANTORS, LYNN M. THOMAS AND HUSBAND, ERIC L. THOMAS, have hereunto set his, her or their signature(s) and seal(s), this the 7th day of March, 1997.


LYNN M. THOMAS


ERIC L. THOMAS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LYNN M. THOMAS, ERIC L. THOMAS, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 7TH day of MARCH, 1997.


Notary Public

My commission expires: 7/10/98

Inst # 1997-08367

03/19/1997-08367
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 H23 11.30