

EXHIBIT "A"

The NW 1/2 of Lots 44 and 45, according to the original plan of Montevallo, that is to say the 1/2 of said lots which front on Main Street, also all that land lying between said lots and Shoal Creek, being situated in Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 44, according to the original plan of Montevallo, thence run SW along the NW line of Lots 44 & 45 and the SE right of way of Main street to the point of commencement of a curve to the left having a central angle of 33 deg., 17 min., 02 sec. and radius of 251.54 ft.; thence run along the arc of said curve along the SE right of way for 146.12 ft.; thence turn an angle from the tangent if extended to said curve to the left of 80 deg., 03 min., 50 sec., and run SE for 113.30 ft.; thence turn an angle to the left of 61 deg., 02 min., 20 sec. and run NE for 215.42 ft.; thence turn an angle to the left of 93 deg., 28 min., 21 sec. and run NW for 166.47 ft. to the point of beginning. Being situated in Shelby County, Alabama.

MERLE LAWLEY FARRINGTON IS THE SURVIVING GRANTEE OF DEED RECORDED IN INST. NO. 1993-19634 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, JAMES EDGAR FANCHER HAVING DIED ON OR ABOUT THE 19TH DAY OF OCTOBER, 1995.

SUBJECT TO:

GENERAL AND SPECIAL TAXES OR ASSESSMENTS FOR 1997 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

BUILDING SETBACK LINE AS SHOWN BY PLAT.

PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 222 PAGE 702 and INST. NO. 1995-7115 IN PROBATE OFFICE.

RIPARIAN RIGHTS, IF ANY, IN AND TO THE USE OF SHOAL CREEK.

LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN SHOAL CREEK.

RIGHT OF WAY GRANTED TO THE CITY OF MONTEVALLO AS SHOWN BY DEED BOOK 147 PAGE 126 IN PROBATE OFFICE.

ENCROACHMENT OF STEPS OFF OF PROPERTY AS SHOWN ON SURVEY BY STEVEN H. GAY, DATED APRIL 23, 1997.

MINERAL AND MINING RIGHTS ARE NOT ENSURED.

MORTGAGE FROM GRANTEE TO GRANTOR HEREIN IN THE SUM OF \$33,000.00 GRANTED ON EVEN DATE HEREWITHE.

THE REAL ESTATE HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

DATED: APRIL 25, 1997

Merle Lawley Farrington Clark
MERLE LAWLEY FARRINGTON CLARK

Inst # 1997-13315

04/30/1997-13315
12:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00