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STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Sixty five thousand two sixty three and eighteen hundredths dollars (\$65,263.18) to the undersigned Grantor, Steve Watkins (aka D. Stephen Watkins) an unmarried man, (Grantor) in hand paid, by William F. Spratlin, the receipt of which is hereby acknowledged, I the said Grantor, do hereby grant, bargain, sell and convey unto William F. Spratlin the following described real estate located in Shelby County, Alabama, being an undivided 10.52632 %; to wit:

See Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Easements, restrictions, and rights of way of record. (3) Mineral and mining rights not owned by the Grantor.

Four thousand two hundred ten dollars and fifty three cents (\$4,210.53) of the consideration recited herein was derived from Grantors interest in a purchase money second mortgage held by Grantor for Grantee.

TO HAVE AND TO HOLD unto the said William F. Spratlin, and his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and sealed this 11 day of August, 1997.


Steve Watkins (aka D. Stephen Watkins)

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Watkins (aka D. Stephen Watkins), an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he, executed the same voluntarily on the day the same

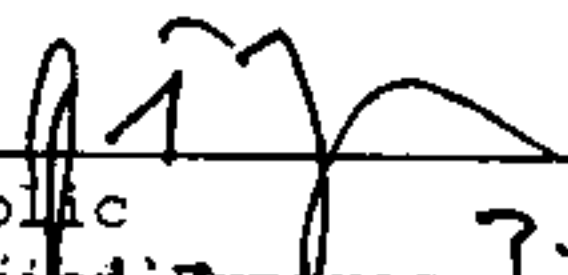
f:\pam\forms\watkins.swd

08/22/1997-26779
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 75.00

Inst # 1997-26779

bears date.

Given under my hand and seal this 15 day of August,
1997.



Notary Public
My Commission Expires: 3-1-98

EXHIBIT A

Parcel I

Southeast 1/4 of Northeast 1/4; Northeast 1/4 of Southeast 1/4; Section 25, Township 20, Range 2 West.

Mineral and mining rights excepted.

Parcel II

West 25 acres of Northeast 1/4 of Northeast 1/4, Section 25, Township 20, Range 2 West.

Parcel III

South half of Northwest 1/4; North half of Southwest 1/4; Section 30, Township 20, Range 1 West.

All situated in Shelby County, Alabama.

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