

This instrument was prepared by

Send Tax Notice To:

Martin, Drummond & Woosley, P.C.

(Name)

(Name)

2204 Lakeshore Drive, Suite 130

(Address)

(Address)

Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND DOLLARS AND NO/100*****

Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Christopher Ricketts and wife Janet Ricketts

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Frank E. DeFoor

(herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit A.

Subject to existing easements, restrictions, current taxes, set-back lines,
rights of way, limitations, if any, of record.

Inst # 1997-27544

08/27/1997-27544
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 23.00

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 19th day of August, 19 97.

(Seal)



(Seal)

Christopher Ricketts

(Seal)



(Seal)

Janet Ricketts

STATE OF ALABAMA

COUNTY OF Jefferson

General Acknowledgment

I, Hubert E. Rawson, Jr., a Notary Public in and for said County in said State, hereby certify that Christopher Ricketts and wife, Janet Ricketts, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of August, 19 97.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

Notary Public

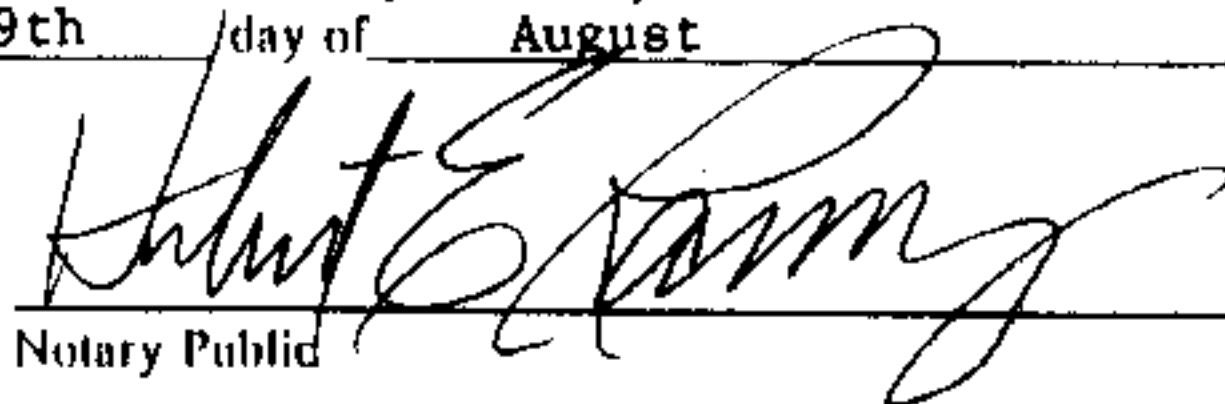


EXHIBIT A

A part of the SE 1/4 of SW 1/4 of Section 13, Township 22 south, Range 1 East, described as follows:

Begin at the SW corner of the SE 1/4 of SW 1/4 of said Section 13; thence Eastwardly along the Southline of said SE 1/4 of SW 1/4 a distance of 1058.5 feet to a point which is the point of beginning; thence continue Eastwardly along the South line of said SE 1/4 of SW 1/4 a distance of 244.5 feet to a point; thence at a deflection angle of 84 deg. 14 min. to the left a distance of 165.3 feet to a point; thence at a deflection angle of 42 deg. 37 min. to the left a distance of 44.7 feet to a point; thence at a deflection angle of 88 deg. 15 min. to the left a distance of 123.5 feet to a point; thence at a deflection angle of 9 deg. 21 min. to the left a distance of 184.2 feet to a point, which is the point of beginning; being situated in Shelby County, Alabama.

Less and Except the following lot:

Commence at the SW corner of the SE 1/4 of SW 1/4 of said Section 13 and run thence Eastwardly along the South line of the SE 1/4 of SW 1/4 a distance of 1058.5 feet to a point; thence continue Eastwardly along the South line of said SE 1/4 of SW 1/4 a distance of 244.5 feet to a point; thence at a deflection angle of 84 deg. 14 min. to the left a distance of 60 feet to the point of beginning of this exception; thence continue in the same direction 105.3 feet; thence at a deflection angle of 42 deg. 37 min. to the left a distance of 44.7 feet to a point; thence at a deflection angle of 88 deg. 15 min. to the left a distance of 123.5 feet to a point; thence at a deflection angle of 9 deg. 21 min. to the left a distance of 84 feet to a point; thence in an Easterly direction to the point of beginning of the tract herein excepted; being situated in Shelby County, Alabama.

Also, Less and Except that parcel conveyed to Henry A. Davis and Sheila Ann Davis, by deed recorded in Deed Book 248 page 930, described as follows:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 13, Township 22 south, Range 1 East; thence run East along the South line of said Section a distance of 1110.61 feet to the contour line, elevation 397.00 feet, Alabama Power Company line and the point of beginning; thence continue East along the South line of said Section a distance of 89.92 feet; thence turn an angle of 66 deg. 07 min. to the left and run a distance of 106.04 feet; thence turn an angle of 83 deg. 05 min. to the left and run a distance of 61.86 feet to the contour line, elevation 397.00 feet; thence turn an angle of 113 deg. 30 min. to the left and run along said contour line a distance of 60.95 feet; thence turn an angle of 39 deg. 15 min. to the left and run along said contour line, a distance of 99.14 feet to the point of beginning; being situated in the SE 1/4 of the SW 1/4 of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Also, Less and Except rights acquired by Alabama Power Company as set out in Deed Book 237, page 843 in Probate Office.

TOGETHER WITH ONE (1) 12 X 60 Plantation Homes Industries, Inc. Mobile Home with Tage Number 027570.

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