

THIS INSTRUMENT PREPARED BY:
 NAME Claude McCain Moncus, Esq.
400 Shades Crest Parkway, Ste. 100
 ADDRESS Birmingham, AL 35259-0807

Send Tax Notice To:
Johnson Partnership II, Ltd.
2900 Cahaba Road South
Birmingham, AL 35223

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA. Inst # 1997-28331

STATE OF ALABAMA }
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ABNER C. JOHNSON, A SINGLE MAN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
 JOHNSON PARTNERSHIP II, LTD.

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

Lots 101, 102, 110, 110-A, & 92, according to the survey of
 Weatherly, Oxford Sector, as recorded in Map Book 19, Page 38,
 in the Probate Office of Shelby County, Alabama.

The above lots are conveyed subject to all easements, restrictions,
 covenants and rights of ways of Record ~~and exhibit A attached and~~
~~hereunto made a part of this conveyance.~~

Grantee's address is: 2900 Cahaba Road South
 Birmingham, Alabama 35223

Inst # 1997-28331

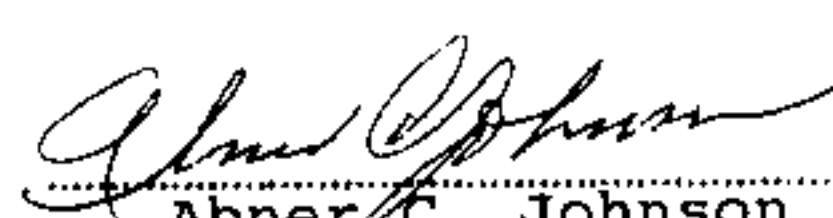
09/04/1997-28331
 11:43 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 59.50

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, I have hereunto set my hands(s) and seal(s), this 22nd
 day of August, 1997

.....(Seal)
(Seal)
(Seal)

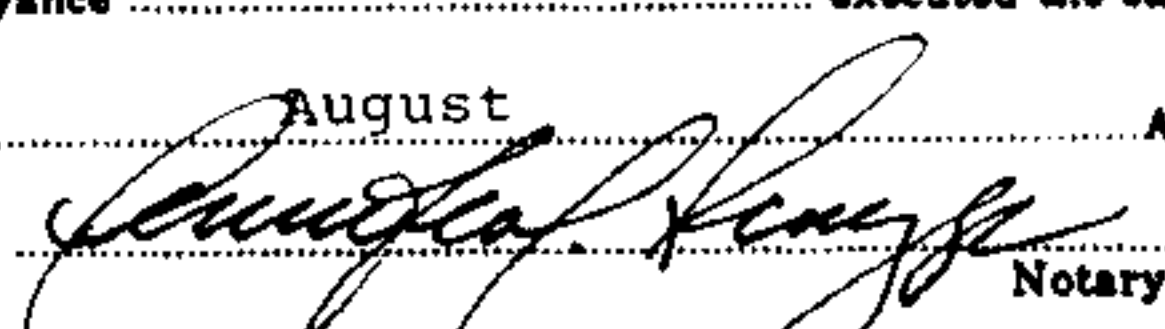

 Abner C. Johnson (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
 JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Abner C. Johnson
 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 he executed the same voluntarily
 on the day the same bears date.

Given under my hand and official seal this 22nd day of August, A. D., 1997


 Notary Public.
 MY COMMISSION EXPIRES 7-31-98