

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
M. Byrom Corporation-
2526 Valleydale Road
Birmingham, AL 35244

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Two Thousand and No/100, (\$52,000.00), DOLLARS, in hand paid to the undersigned, P & R Southland Properties, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by M. Byrom Corporation, a corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 11, according to the Survey of The Highlands at Riverchase as recorded in Map Book 23, Page 8 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year, 1998.
2. Building setback line of 20 feet reserved from Lemon Mint Circle and Lemon Mint Drive as shown by plat.
3. Easements as shown by recorded plat, including a 15 foot easement on the Northeasterly side and 7.5 feet on the Southeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument to be recorded.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 335, Page 35 in Probate Office.
6. 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 129, Page 205 and Deed Book 127, Page 149 in Probate Office.
7. Release of damages as set out in instrument recorded in Real 332, Page 466 in Probate Office.
8. Restrictions as set out in instruments recorded in Real 332, Page 466 in Probate Office, which include, except as amended, all the provisions of the "Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase "Residential" recorded in Misc. Book 14, beginning at page 536, as amended in Misc. Book 17, beginning at page 550, in Probate Office and Notice of Compliance Certificate, recorded in Misc. Book 34, page 549 in Probate Office.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery

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of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.


And said P & R Southland Properties, Inc., a corporation does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.


IN WITNESS WHEREOF, the said P & R Southland Properties, Inc., a corporation by its Vice President, Mary J. Raines, who is authorized to execute this conveyance, has hereto set her signature and seal, this 13th day of October, 1997.

IN WITNESS WHEREOF, the said M. Byrom Corporation, a corporation, as GRANTEE, by its President, Marty Byrom, who is authorized to execute this conveyance, has hereto set his signature and seal, this 13th day of October, 1997.

P & R Southland Properties, Inc.

 (SEAL)
BY: Mary J. Raines
ITS: Vice President
GRANTOR

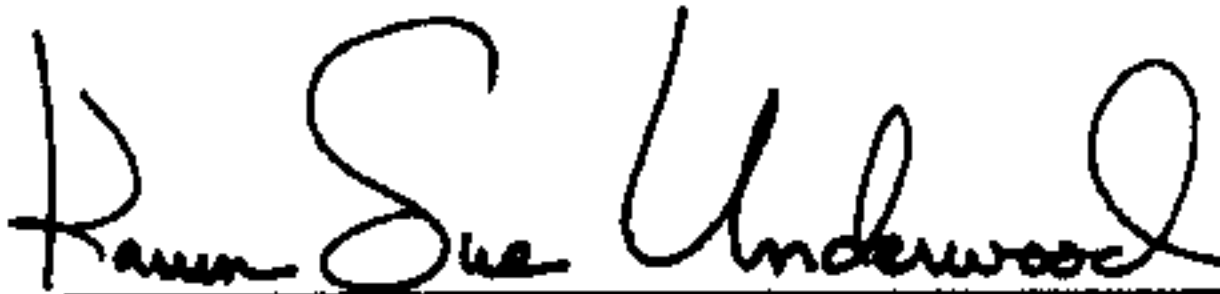
M. Byrom Corporation

 (SEAL)
BY: Marty Byrom
ITS: President
GRANTEE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary J. Raines whose name as Vice President, of P & R Southland Properties, Inc., a corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 13th day of October, 1997.



NOTARY PUBLIC

My commission expires: 6-23-2001

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THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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SEAL COUNTY JUDGE OF PROBATE
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marty Byrom whose name as President, of M. Byrom Corporation, a corporation, is signed to the foregoing conveyance, AS GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 13th day of October, 1997.



NOTARY PUBLIC

My commission expires: 6-23-2001