

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND and no/100 (\$185,000.00) DOLLARS by the grantees herein, the receipt whereof is acknowledged, JOHN M. LOVOY AND WANDA S. LOVOY, husband and wife, (hereinafter Grantors), do grant, bargain, sell and convey unto WALTER D. BRADFORD AND DENISE A. BRADFORD, as joint tenants with right of survivorship (Grantees) all their interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

SEE ATTACHED EXHIBIT "A"

\$145,000.00 of the consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights are not warranted.

TO HAVE AND TO HOLD to the said Grantees, his, her or their successors and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their successors 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 I (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, JOHN M. LOVOY AND WANDA S. LOVOY have hereunto set their hand and seal, this 4th day of December, 1997.

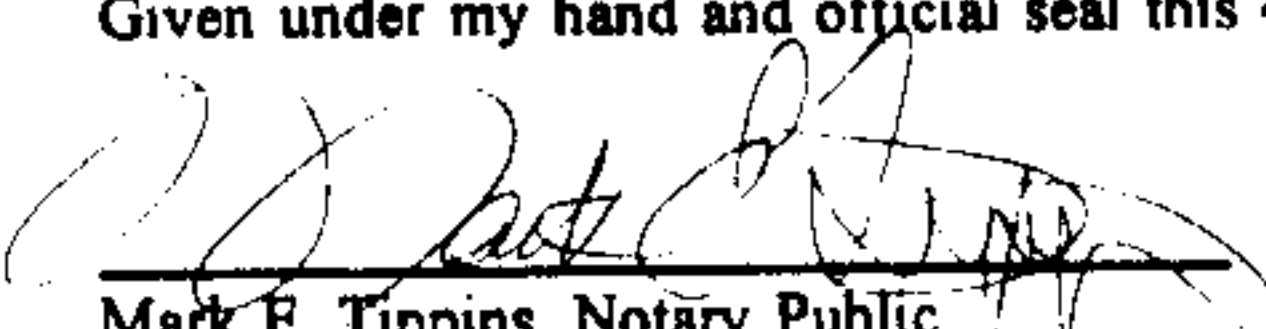

JOHN M. LOVOY


WANDA S. LOVOY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that JOHN M. LOVOY AND WANDA S. LOVOY, whose names 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 4th day of December, 1997.


Mark E. Tippins, Notary Public
My commission Expires: 7/23/2001

This instrument prepared by: Mark E. Tippins, 4 Office Park Circle #215, Birmingham, AL 35223
Send Tax Notice To: Walter & Denise Bradford, 275 Shallow Creed Road, Wilsonville, AL 35186

12/08/1997-39911
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 51.00

Inst # 1997-39911

EXHIBIT "A"

From the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 20 South, Range 1 East, also being the point of beginning; run northerly along the west line of said 1/4-1/4 a distance of 333.18 feet to a 3/4" bar; thence right 89°-56'-21" a distance of 58.00 feet to a 1/2" capped rebar; thence right 72°-28'-13" to the tangent of a curve to the left having a radius of 137.90 feet and a delta of 61°-53'-54" an arc distance of 148.98 feet to a 1/2" capped rebar; thence continue along the tangent of said curve a distance of 50.65 feet to a 1/2" capped rebar; thence left 100°-34'-18" a distance of 103.32 feet to a 1/2" capped rebar; thence right 90°-00'-00" a distance of 170.00 feet to a 1/2" capped rebar; thence right 90°-00'-00" a distance of 106.05 feet to a 1/2" capped rebar; thence left 110°-40'-30" a distance of 300.38 feet to a 1" bar; thence right 110°-45'-34" a distance of 333.25 feet to a 1" pipe; thence right 89°-55'-17" a distance of 664.90 feet to the point of beginning.

Easement for access to property:

From the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 20 South, Range 1 East, run northerly along the west line of said 1/4-1/4 a distance of 333.18 feet; thence right 89°-56'-21" a distance of 384.00 feet; thence right 90°-00'-00" a distance of 106.05 feet to the point of beginning; thence left 114°-04' a distance of 325.49 feet; thence left 77°-59' a distance of 137.60 feet; thence right 46°-10' a distance of 260.46 feet; thence right 22°-10' a distance of 66.20 feet; thence right 59°-15' a distance of 135.32 feet; thence left 32°-35' a distance of 196.65 feet; thence right 22°-00' a distance of 108.08 feet to the centerline of County Road 51.

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