

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1998-02309

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY TWO THOUSAND FIVE HUNDRED & NO/100---- (\$92,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we P.J. Frost and wife, Tommie Frost (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Andrew Albright Lockhart and James H. Collier, Jr., tenants in common (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

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

\$74,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2169 Highway 31 Pelham, Alabama 35124

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of January, 1998.

P.J. Frost (SEAL)
P.J. Frost

Tommie Frost (SEAL)
Tommie Frost

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that P.J. Frost and wife, Tommie Frost 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 20th day of January A.D., 1998

[Signature]
Notary Public

COURTNEY H. MASON JR.
MY COMMISSION EXPIRES
3/3/00

01/22/1998-02309
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 29.50

Exhibit "A"

A parcel of land located in the Southeast Quarter of Section 13, Township 20 South, Range 3 West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama and referred to in Instrument 1993-26129, being more particularly described as follows:

Begin at a point where the North line of the Southeast Quarter intersects the Easterly right-of-way line of Shelby County Highway No. 33. From said point of beginning run Easterly along the North line of said quarter for a distance of 293.96 feet to an iron; thence turn an interior angle to the left of 65 degrees 54 minutes 17 seconds and run in a Southwesterly direction for a distance of 285.62 feet to an iron pin; thence turn an interior angle to the left of 92 degrees 09 minutes 33 seconds and run in a Northwesterly direction for a distance of 68.98 feet to an iron pin; thence turn an interior angle to the left of 95 degrees 57 minutes 16 seconds and run in a Northeasterly direction for a distance of 64.10 feet to an iron pin; thence turn an exterior angle to the right of 94 degrees 00 minutes 11 seconds and run in a Northwesterly direction for a distance of 45.82 feet to an iron pin; thence turn an interior angle to the left of 87 degrees 23 minutes 43 seconds and run in a northeasterly direction for a distance of 151.72 feet to an iron pin; thence turn an exterior angle to the right of 67 degrees 24 minutes 37 seconds and run Westerly and parallel with the North line of the aforesaid Southeast Quarter, for a distance of 155.72 feet to an iron pin on the easterly right-of-way line of said Shelby County Highway No. 33; thence turn an interior angle to the left of 61 degrees 41 minutes 30 seconds and run in a Northeasterly direction along said right-of-way line for a distance of 20 feet to the point of beginning.

PJL
LI

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