

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

SEND TAX NOTICE TO:
A. Ray Black
2000 Carraway Lane
Birmingham, Al 35235

Inst # 1998-02919

GENERAL WARRANTY DEED

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

That in consideration of Sixty-Eight Thousand and No/100, (\$68,000.00) DOLLARS, in hand paid to the undersigned, Lamar T. Hawkins, a married man, (hereinafter referred to as "GRANTOR"), by A. Ray Black, a married man, (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:

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 2 West; thence run west along the north line of said 1/4-1/4 a distance of 510.21 to the POINT OF BEGINNING of the parcel herein described; thence South 00 degrees 20 minutes 19 seconds East a distance of 210.07 feet; thence North 89 degrees 52 minutes 47 seconds East a distance of 210.12 feet; thence South 00 degrees 12 minutes 27 seconds East a distance of 90.21 feet; thence South 89 degrees 35 minutes 59 seconds West a distance of 418.98 feet; thence South 00 degrees 11 minutes 41 seconds East a distance of 417.39 feet; thence South 00 degrees 48 minutes 47 seconds East a distance of 29.91 feet; thence North 89 degrees 33 minutes 12 seconds East a distance of 419.27 feet; thence South 00 degrees 12 minutes 40 seconds West a distance of 52.52 feet; thence South 89 degrees 55 minutes 30 seconds West a distance of 219.48 feet; thence South 00 degrees 20 minutes 20 seconds East a distance of 520.14 feet; thence North 88 degrees 53 minutes 14 seconds West a distance of 816.80 feet; thence North 00 degrees 04 minutes 56 seconds West a distance of 271.53 feet; thence North 88 degrees 45 minutes 55 seconds East a distance of 296.93 feet; thence North 00 degrees 36 minutes 19 seconds West a distance of 725.57 feet; thence North 00 degrees 42 minutes 40 seconds West a distance of 300.23 feet to the North line of said 1/4-1/4 of said section; thence North 89 degrees 58 minutes 41 seconds East a distance of 534.67 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1998.
2. Easements, or claims of easements, not shown by the public records.

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3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property.
5. That portion of caption lands deeded to Saginaw Lumber Company for a railroad right of way 30 feet in width by deed recorded in Deed Book 23, Page 487; and subsequently conveyed to L & N Railroad Company by deed recorded in Deed Book 28, Page 126 in Probate Office of Shelby County, Alabama.
6. Hunting rights of Edgar Minor and his son, Edgar L. Minor, as set out in Deed Book 266, Page 568 in Probate Office.
7. A 100 foot right of way to Alabama Power company as recorded in Deed Book 260, Page 300 in the Probate Office.
8. Rights of others to use of easements as set out in Deed Book 276, Page 536; Deed Book 287, Page 338; Deed Book 291, Page 395; Deed Book 293, Page 873 and Deed Book 301, Page 319 in Probate Office.

"NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE".


\$61,500.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs 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, we have hereunto set our hands and seals, this 23rd day of January, 1998.

 (SEAL)
Lamar T. Hawkins
GRANTOR

 (SEAL)
A. Ray Black
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 Lamar T. Hawkins, a married man, 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 23rd day of January, 1998.

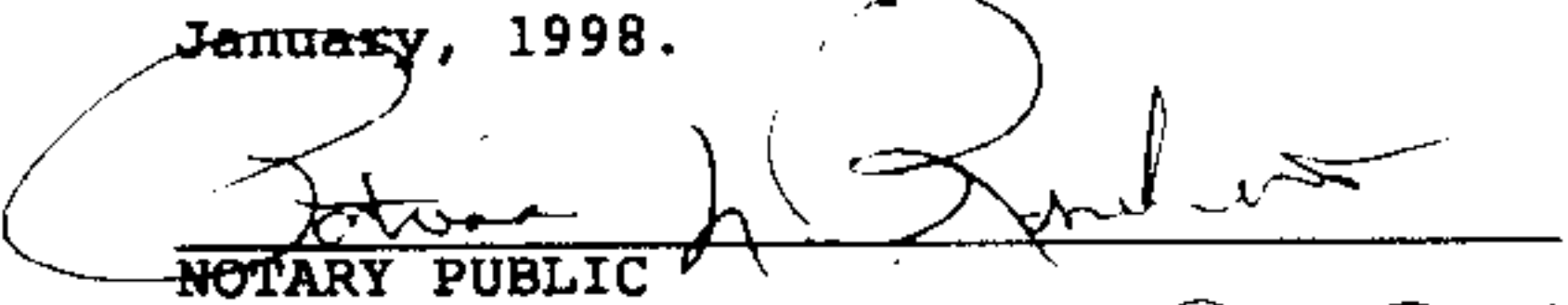

NOTARY PUBLIC

My commission expires: 2-20-2001

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 A. Ray Black, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of January, 1998.


NOTARY PUBLIC

My commission expires: 2-20-2001

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