

SEND TAX NOTICE TO:
David Lee Wilson
4739 Old Looney Mill Road
Birmingham, AL 35243

This instrument prepared by:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

Inst # 1998-07458

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

03/04/1998-07458
11:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ten Thousand Two Hundred Seventy Five and 00/100 Dollars (\$110,275.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Barry Morton, a married man** (herein referred to as "Grantor") do grant, bargain, sell and convey unto **David Lee Wilson** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.
Subject to:

1. 1998 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

The property conveyed is not the homestead of the grantor or his spouse.


All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and assigns covenant with the said Grantee, his heirs, executors 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of March, 1998.


Barry Morton

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Barry Morton, 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 seal of office this the 2nd day of March, 1998.



Notary Public
My Commission Expires: 8/19/99

EXHIBIT "A"

Part of the SE 1/4 of the SE 1/4 of Section 28, and part of the SW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 27, go North 01 deg. 19 min. 54 sec. East along the West boundary of said 1/4-1/4 Section for 53.54 feet to the Point of Beginning; thence continue North 01 deg. 19 min. 54 sec. East for 56.47 feet; thence South 89 deg. 52 min. 04 sec. East for 976.96 feet to the center line of Muddy Prong Creek; thence 12 courses along the center line of said creek as follows: Go North 37 deg. 22 min. 14 sec. West for 451.69 feet; thence North 10 deg. 14 min. 00 sec. West for 138.00 feet; thence North 20 deg. 12 min. 03 sec. West for 92.92 feet; thence North 58 deg. 52 min. 40 sec. West for 200.92 feet; thence North 46 deg. 41 min. 31 sec. West for 70.50 feet; thence North 25 deg. 31 min. 45 sec. East for 73.88 feet; thence North 55 deg. 35 min. 53 sec. West for 153.36 feet; thence North 58 deg. 52 min. 27 sec. West for 87.07 feet; thence North 15 deg. 01 min. 17 sec. West for 62.37 feet; thence North 66 deg. 53 min. 47 sec. East for 234.67 feet; thence North 14 deg. 43 min. 02 sec. West for 48.13 feet; thence North 55 deg. 43 min. 56 sec. West for 15.75 feet; thence North 56 deg. 24 min. 05 sec. East for 47.59 feet to the West boundary of the CSX Railway; thence North 33 deg. 34 min. 05 sec. West along the West boundary of said railway for 87.65 feet; thence South 50 deg. 18 min. 25 sec. West for 1158.70 feet to the Center Line of an existing chert road; thence 3 courses along the center line of said road as follows: Go South 50 deg. 21 min. 31 sec. East for 163.96 feet; thence South 32 deg. 09 min. 46 sec. East for 379.23 feet; thence South 48 deg. 06 min. 53 sec. East for 191.93 feet to the Point of Beginning; being situated in Shelby County, Alabama.

ALSO, the following 60 foot Utility and Ingress and Egress Easement:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 28 and go North 01 deg. 19 min. 54 sec. East along the East boundary of said 1/4-1/4 Section for 53.54 feet to the center of an existing chert road and the Point of Beginning of the Easement here described.

A parcel of land 30.00 feet either side of a line described as follows: Go North 48 deg. 06 min. 53 sec. West along the center line of said road for 191.93 feet; thence North 32 deg. 09 min. 46 sec. West along the center line of said road for 379.23 feet; thence North 50 deg. 21 min. 31 sec. West along the center line of said road for 437.92 feet; thence North 34 deg. 08 min. 46 sec. West along the center line of said road for 167.17 feet; thence North 24 deg. 10 min. 12 sec. West along the center line of said road for 176.45 feet; thence North 42 deg. 39 min. 41 sec. West along the centerline of said road for 158.35 feet to the South boundary of Shelby County Highway No. 55 and the end of said easement, all being in the SE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama.

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