

This instrument was prepared by:
Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

Grantee(s) address:
Suite 1400 Financial Center
505 North 20th Street
Birmingham, AL 35203-2626

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-five Thousand Five Hundred Forty-four and no/100 DOLLARS (\$95,544.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Marion Ward Johanson, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Jack J. Hall (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 28 and the NE 1/4 of the NE 1/4 of Section 29, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the NW corner of the NW 1/4 of the NW 1/4 of Section 28, Township 20 South, Range 2 East; thence run Easterly along the North line thereof for 1320.65 feet to the NE corner of said 1/4 1/4 Section; thence 89 deg. 53 min. 54 sec. right run Southerly for 1327.70 feet to the Southeast corner of said 1/4 1/4 Section; thence 89 deg. 57 min. 53 sec. right run Westerly along the South line of said 1/4 1/4 Section for 1218.13 feet to the Easterly right of way of Alabama State Highway No. 25; thence 85 deg. 35 min. 11 sec. right run Northerly along said right of way for 205.18 feet; thence 89 deg. 05 min. 16 sec. left run Westerly along said right of way for 37.00 feet; thence 90 deg. 00 min. right run Northerly along said right of way for 1132.84 feet to the North line of the NE 1/4 of the NE 1/4 of Section 29, Township 20 South, Range 2 East; thence 94 deg. 33 min. 02 sec. right run Easterly 41.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 122 in the Probate Office of Shelby County, Alabama.
2. Easement to Alabama Power Company as shown by instrument recorded as Instrument #1997-15402 in the Probate Office of Shelby County, Alabama.

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JNBsc/Davis Plaza

3. Mineral and mining Lease to Amococ Production Co. as set out in Deed Book 331 page 69 in the Probate Office of Shelby County, Alabama.
4. Condemnation for road right of way as set out in Probate Minute Book 10 pages 412 and 378 in the Probate Office of Shelby County, Alabama.
5. A 100 foot right of way to Alabama Power Company as set out in Condemnation Proceeding in Probate Minute Book 24 page 265 in the Probate Office of Shelby County, Alabama.
6. Less and except any portion of land condemned by Alabama Power Company and any rights acquired thereto as set out in Lis Pendens Book 4 page 381 in the Probate Office of Shelby County, Alabama.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 31st day of March, 1998.

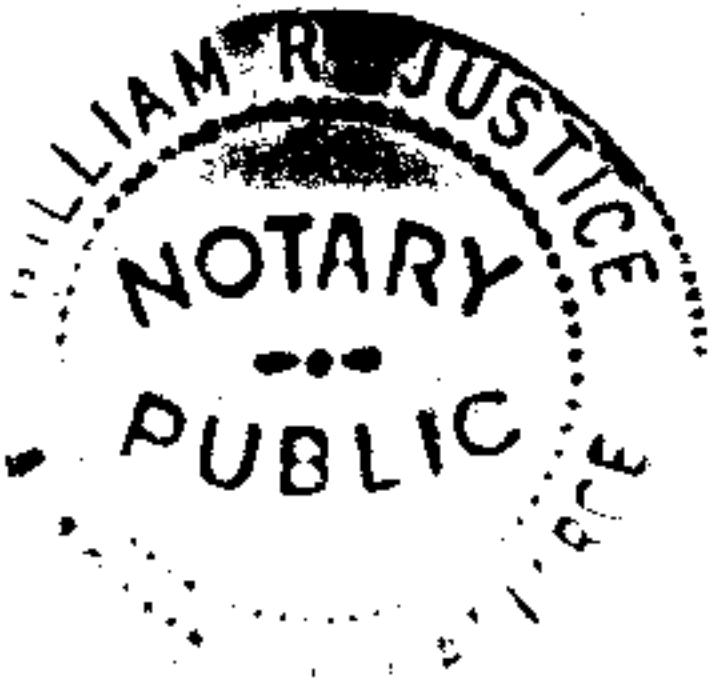

Marion Ward Johanson

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marion Ward Johanson, unmarried, 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 31st day of March, 1998.



William R. Justice
Notary Public

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04/03/1998-11998
02:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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