

THIS INSTRUMENT WAS PREPARED BY:
E. KENNETH AYCOCK, P.C.
Attorney at Law
2113-B University Blvd.
Post Office Box 21134
Tuscaloosa, AL 35402
Telephone: (205) 752-7788

SOURCE OF TITLE: Deed Book 167 at Page 931

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Robert Morgan as Trustee of the Bankruptcy Estate of Richard L. Smith and Lawrence W. Shores, a(n) married man (herein referred to as "GRANTORS") do grant, bargain, sell and convey unto J.C. COMPANY, L.L.C., an Alabama Limited Liability Company, (herein referred to as "GRANTEE") the following described real estate situated in Shelby County, Alabama to-wit:

As part of the West 1/2 of Section 31, Township 20 South, Range 2 East, more particularly described as follows:
From the SE corner of the NE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, run Northerly along the East boundary line of the NE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, for 512.64 feet to the point of beginning of the land herein described; thence continue Northerly along the East boundary line of said NE 1/4 of the SW 1/4 of said Section 31 for 834.35 feet, more or less, to the point of intersection of the East boundary line of the SE 1/4 of the NW 1/4 of said Section 31, and the Southeast right of way line of Alabama State Highway No. 25; thence turn an angle of 142 deg. 17 min. to the left and run Southwesterly along the Southeast right of way line of said Highway for 100.00 feet; thence turn an angle of 00 deg. 12 min. to the left and continue Southwesterly along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 02 deg. 03 min. to the left and continue along the Southeast right of way line of said highway for 100.0 feet; thence turn an angle of 01 deg. 52 min. to the left and continue Southwesterly along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 03 deg. 18 min. to the left and continue along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 02 deg. 04 min. to the left and continue Southwesterly along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 02 deg. 17 min. to the left and continue along the Southeast right of way line of said Highway for 100.0 feet; thence turn an angle of 01 deg. 39 min. to the left and continue Southwesterly along the Southeast right of way line of said Alabama State Highway No. 25 for 83.93 feet; thence turn an angle of 91 deg. 49 min. to the left and run Southeasterly 445.36 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

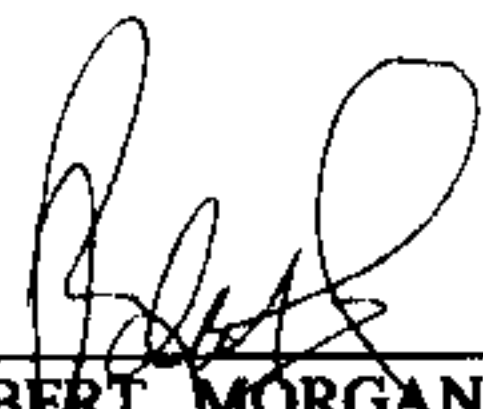
Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

04/09/1998-12746
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR NEL 19.90

Inst # 1998-12746

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its successors and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24 day of March, 1998.


ROBERT MORGAN, as Trustee of the
Bankruptcy Estate of Richard L. Smith


LAWRENCE W. SHORES

STATE OF ALABAMA §

TUSCALOOSA COUNTY §

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT MORGAN, as Trustee of the Bankruptcy Estate of Richard L. Smith and Lawrence W. Shores, whose names are signed to the foregoing conveyance, and who <is/are> known to me, acknowledged before me on this day, 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 the 26 day of March, 1998.

(SEAL)


Notary Public
State of Alabama at Large
My Commission Expires: 1-13-99

04/09/1998-12746
01:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NEL 19.50