

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Southwood Village Investments, LLC
328 Cox Lane
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00), and other good and valuable consideration, paid to the undersigned grantors, Ronald W. Cox and wife, Miriam Cox, Jerry W. Cox and wife, Dale Cox, David L. Cox and wife, Mary E. Cox, ("Grantors"), by Southwood Village Investments, L.L.C., an Alabama limited liability company ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current Taxes; (2) Rights of way as set out in deeds recorded in Deed Book 295, at Pages 681 and 683 in Probate Office; (3) Agreement in regard to sanitary sewer system as set out in Inst. #1996-34764 in Probate Office.

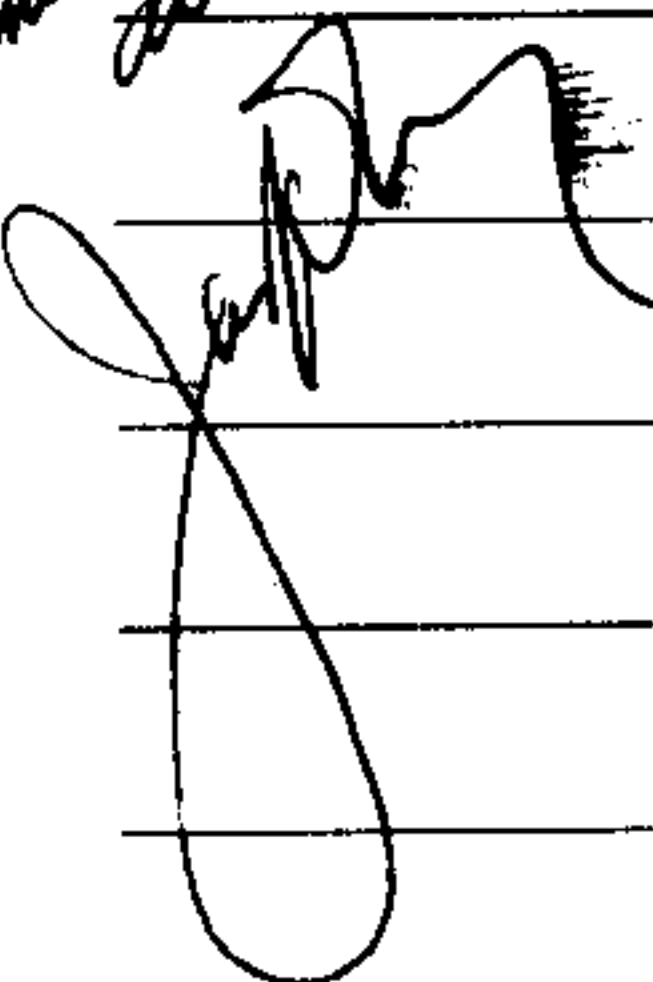
\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

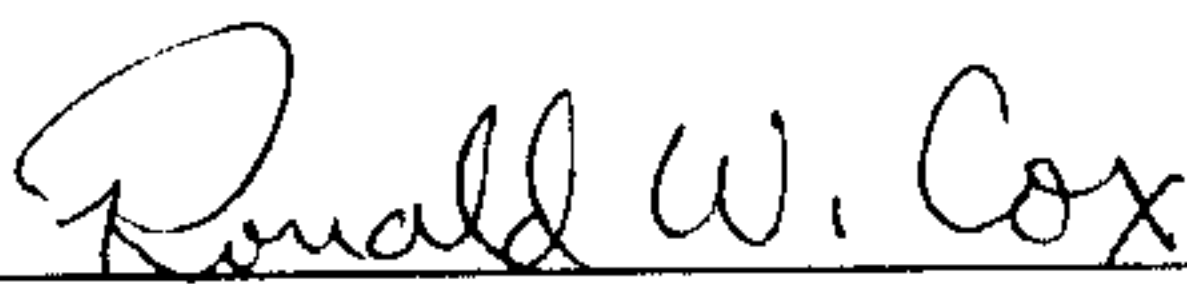
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

And Grantors do for themselves, their heirs and assigns, covenant with Grantee, its successors and assigns, that they are lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantors have a good right to sell and convey the Premises as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

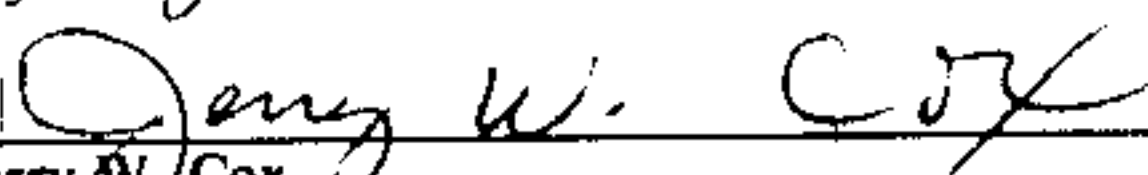
IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 15th day of April, 1998.

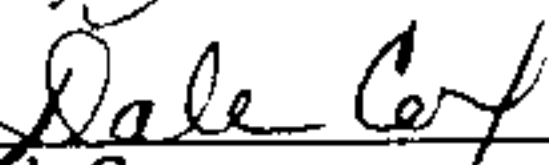
WITNESSES:

Witness to all signatures



Ronald W. Cox


Miriam Cox


Jerry W. Cox


Dale Cox


David L. Cox


Mary E. Cox

04/17/1998-13872
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF COURSE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald W. Cox and wife, Myriam Cox, 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 seal this 15th day of April, 1998.



Notary Public

My Commission Expires: 5/23/99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry W. Cox and wife, Dale Cox, 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 seal this 15th day of April, 1998.



Notary Public

My Commission Expires: 5/23/99

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David L. Cox and wife, Mary E. Cox, 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 seal this 15th day of April, 1998.



Notary Public

My Commission Expires: 5/23/99

Parcel I

A parcel of land in the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows:

Beginning at the SE corner of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said 1/4 1/4 a distance of 1,318.69 feet to a steel pin corner; thence turn a deflection angle of 89 deg. 11 min. 06 sec. to the left and run Westerly a distance of 254.63 feet to a steel pin corner; thence turn a deflection angle of 36 deg. 59 min. 17 sec. to the left and run Southwesterly a distance of 466.63 feet to a steel pin corner; thence turn a deflection angle of 16 deg. 14 min. 44 sec. to the right and run Southwesterly a distance of 543.27 feet to a steel pin corner; thence turn a deflection angle of 72 deg. 17 min. 55 sec. to the left and run Southerly a distance of 836.33 feet to a steel pin corner on the South line of said SE 1/4 of the NW 1/4; thence turn a deflection angle of 86 deg. 25 min. 46 sec. to the left and run Easterly along said 1/4 1/4 line a distance of 1,109.84 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A 50 foot wide strip of land to be used for a non-exclusive access and construction of improvements and utilities easement. The strip of land described hereon runs from Highway 26 to the North line of parcel described as Parcel I.

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and run thence northerly 1,318.69 feet to a point; thence turn 89 deg. 11 min. 06 sec. left and run westerly 184.66 feet to the point of beginning of the property being described; thence continue along last described course 50.00 feet to a point; thence turn 89 deg. 18 min. 09 sec. right and run northerly 1,282.43 feet to a point on the South margin of Shelby County Highway No. 26, AKA Kent Dairy Road; thence turn 93 deg. 08 min. 29 sec. right and run easterly along said margin of said highway a distance of 50.00 feet to a point; thence turn 86 deg. 51 min. 19 sec. right and run southerly 1,280.30 feet to the point of beginning; being situated in the NE 1/4 of the NW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama.

Inst # 1998-13872

04/17/1998-13872
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCB 11.58

Exhibit A