

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

SEND TAX NOTICE TO:
Leo E. Joseph, Jr.
1236 Blue Ridge Blvd.
Hoover, AL 35226

GENERAL WARRANTY DEED

Inst # 1998-18735

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

That in consideration of Ten and no/100 (\$10.00) DOLLARS, in hand paid to the undersigned, Frank B. LaRussa, a married man, and Lee Hines, a married man, (hereinafter referred to as "GRANTORS"), by Leo E. Joseph, Jr., (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 1998.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 113, page 229 and Deed Book 130, page 229 in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to South Central Bell by instrument recorded in Real 156, page 985, in the Probate Office of Shelby County, Alabama.
4. Easement to Plantation Pipe Line recorded in Deed Book 112, page 280, in the Probate Office of Shelby County, Alabama.
5. 50 foot easement on north line, as shown by survey of Amos Cory, P.L.S. #10550, dated May 30, 1989.
6. Any flooding of Buck Creek that may occur.
7. The rights of upstream and downstream riparian owners with respect to Buck Creek.
8. Right of way granted to South Central Bell by instrument recorded in Real 135, page 942, in the Probate Office of Shelby County, Alabama.
9. Coal, oil, gas and other mineral interests in, to or under the land herein described.

The property described herein is not the homestead of the grantors or their spouses.

ALL 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.

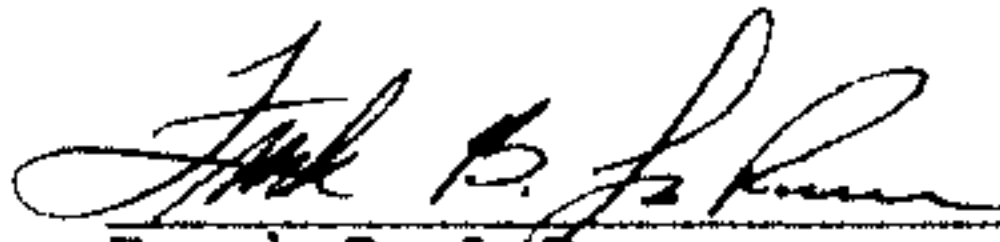
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey

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SHELBY COUNTY JUDGE OF PROBATE
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the same as aforesaid; that we will and our 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 12th day of May, 1998.

 (SEAL)
Frank B. LaRussa
GRANTOR

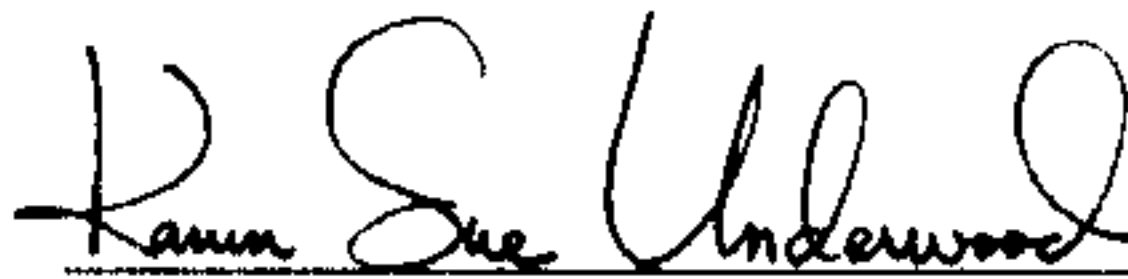
 (SEAL)
Lee Hines
GRANTOR

 (SEAL)
Leo E. Joseph, Jr.
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 Frank B. LaRussa and Lee Hines, 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 official seal this 12th day of May, 1998.


NOTARY PUBLIC
My commission expires: 6-23-2001

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 Leo E. Joseph, Jr., 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 12th day of May, 1998.


NOTARY PUBLIC
My commission expires: 6-23-2001

EXHIBIT "A"

Part of the North 1/2 of the Southwest 1/4 of Section 2, Township 21 South, Range 3 West:

Begin at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 21 South, Range 3 West, thence run in an easterly direction along the North line of said 1/4-1/4 section a distance of 136.87 feet to a point on a traverse line said point being 30 feet more or less, west of the centerline of Buck Creek (Centerline of Buck Creek being the property line) thence turn an angle of 54°27'16" to the right and run in a southeasterly direction along a traverse line for a distance of 217.65 feet to a point being 30 feet more or less, west of the centerline of said Buck Creek; thence turn an angle of 23°53'23" to the left and run in a southeasterly direction along a traverse line for a distance of 166.14 feet to a point on the southerly line of the property herein described, said point being 25 feet more or less west of the centerline of said Buck Creek; thence turn an angle of 126°50'45" to the right from said traverse line and run in a westerly direction for a distance of 1140.00 feet to the easterly right of way line of 10th Street Southwest; thence turn an angle of 111°36'35" to the right and run in a northerly direction along said easterly right of way line a distance of 599.94 feet; thence turn an angle of 91°01'15" to the right and run in an easterly direction a distance of 441.86 feet; thence turn an angle of 89°41'22" to the left and run in a northerly direction for a distance of 99.94 feet to the north line of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 21 South, Range 3 West; thence turn an angle of 89°38'55" to the right and run in an Easterly direction for a distance of 213.89 feet to the point of beginning.

There is reserved a non-exclusive easement for ingress and egress and utilities described as follows:

Said easement being 50 feet wide, 25 feet on each side of the following described centerline: Commence at the Northeast Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, thence run West along said North 1/4-1/4 line 189.05 feet to the center of ninth street southwest and the point of beginning of said centerline; thence turn left 89°41' and run South 100.0 feet to the end of said easement centerline.

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