

WARRANTY DEED

State of Alabama
Montgomery County

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred & 00/100--- (\$100.00) Dollars and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I/we, DAVID M. FOLMAR and SHERRI H. FOLMAR, husband and wife (herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto HNW INVESTMENTS, LLC, herein referred to as (GRANTEE), their interest in the following described real estate, situated in the County of Montgomery and the State of Alabama, to-wit:

See attached Exhibit A

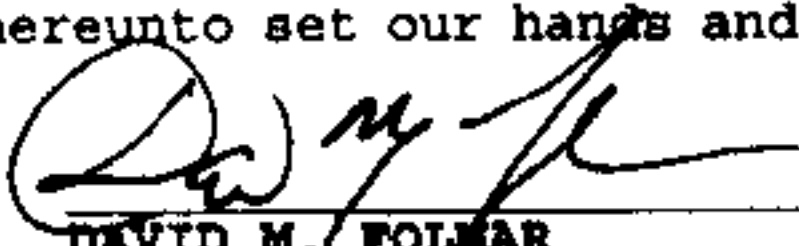
This conveyance is made subject to all covenants, restrictions, reservations, easements and rights-of-way of record affecting title to the above described property.

For ad valorem tax appraisal purposes only, the mailing address of the above described property is LOT 121 SANDPIPER,, which is the mailing address of the Grantee.

TO HAVE 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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of January, 1997.


DAVID M. FOLMAR


SHERRI H. FOLMAR

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that DAVID M. FOLMAR and SHERRI H. FOLMAR, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of January, 1997.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/28/97

THIS INSTRUMENT PREPARED BY:
DAVID M. FOLMAR
ATTORNEY AT LAW
6940-B VAUGHN ROAD
MONTGOMERY, ALABAMA 36116

06/24/1998-23436
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 81.00

Inst # 1998-23436

EXHIBIT A

Parcel 1

A part of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West, more particularly described as follows:
Begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West; thence run North 89 deg. 18 min. 34 sec. West along the North line of the Southwest 1/4 of the Northwest 1/4 a distance of 1255.75 feet; thence North 03 deg. 46 min. 23 sec. West a distance of 300.42 feet; thence run North 23 deg. 41 min. 26 sec. East a distance of 182.26 feet; thence run North 35 deg. 50 min. 05 sec. East a distance of 225.25 feet; thence run North 48 deg. 51 min. 48 sec. East for a distance of 20.16 feet; thence run South 59 deg. 15 min. 49 sec. East a distance of 842.66 feet; thence run North 73 deg. 15 min. 40 sec. East a distance of 164.62 feet; thence run South 40 deg. 11 min. 52 sec. East a distance of 64.02 feet; thence run South 55 deg. 55 min. 35 sec. East a distance of 418.79 feet; thence run South 57 deg. 06 min. 41 sec. West a distance of 255.00 feet to the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 17; thence run North 00 deg. 23 min. 21 sec. West along the West line of said 1/4 1/4 Section a distance of 127.59 feet to the point of beginning.

Subject to a joint ingress and egress easement situated along the most Northerly corner, being 30.00 feet in width following along the existing road leading to Aoton Fjord.

PARCEL 2

Lot 120 according to the survey of Sandpiper Trail Subdivision, Sector III, as recorded in Map Book II, Page 121, in the Probate Office of Shelby County, Alabama.

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