

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Salem Manor, Inc.
(Address) 195 Salem Road
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-91 Rev. 1-96

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we.

Doug Black, a married man; and Ronny Landrum, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Salem Manor, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:
Shelby

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED
HEREIN BY REFERENCE.

Subject to taxes for 1998 and subsequent years, easements, restrictions,
rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR
OF THEIR RESPECTIVE SPOUSES.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED
SIMULTANEOUSLY HERewith.

06/23/1998-23683
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3rd
day of June, 1998.

(Seal)

Doug Black (Seal)
Doug Black

(Seal)

Ronny Landrum (Seal)
Ronny Landrum

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Doug Black and Ronny Landrum
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 3rd day of June, A. D., 1998.

My Commission Expires:
2-24-2001

Laurie D. Holland
Notary Public.

Inst # 1998-23683

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said Section a distance of 1312.04 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 759.75 feet to a steel pin corner on the Westerly margin of Shelby County Highway No. 15; thence turn 122 degrees 55 minutes 13 seconds left and run Northwesterly along said margin of said Highway a distance of 556.45 feet to a steel pin corner; thence turn 84 degrees 16 minutes 55 seconds left and run Southwesterly a distance of 81.0 feet to a steel pin corner; thence turn 104 degrees 09 minutes 43 seconds right and run North-Northwesterly a distance of 123.00 feet to a steel pin corner; thence turn 70 degrees 48 minutes 54 seconds left and run Westerly a distance of 150.30 feet to a steel pin corner; thence turn 86 degrees 00 minutes 00 seconds left and run Southerly a distance of 87.00 feet to a steel pin corner; thence turn 87 degrees 00 minutes 00 seconds right and run Westerly a distance of 74.90 feet to a steel pin corner; thence turn 38 degrees 45 minutes 00 seconds right and run Northwesterly a distance of 38.70 feet to a steel pin corner; thence turn 90 degrees 22 minutes 21 seconds left and run Southwesterly a distance of 153.49 feet to a steel pin corner; thence turn 48 degrees 02 minutes 06 seconds left and run Southerly a distance of 410.31 feet to the point of beginning.

According to survey of Joseph E. Conn, RLS #9049, dated August 22, 1996.

Inst # 1998-23683

06/25/1998-23683
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SHELBY COUNTY JUDGE OF PROBATE
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