

This instrument was prepared by:
Conwill & Justice
P.O. Box 1144, Columbiana, AL 35051

Grantee Address:
Accent Design, Inc.
P.O. Box 176
Columbiana, AL 35051

Inst # 1998-23767

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the exchange of like kind real property of equal value of Seven Hundred Ten Thousand and no/100 Dollars, (\$710,000.00), to the undersigned grantor, Shelby County Board of Education, a public board, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Accent Design, Inc. (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama:

See attached exhibit A

Subject to general and special taxes or assessments for 1998 and subsequent years not yet due and payable

Subject to Right(s)-of-Way granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 119 page 109 and Deed Book 177 page 492 in the Probate Office of Shelby County, Alabama.

Subject to Right(s)-of-Way granted to State of Alabama by instrument(s) recorded in Deed Book 242 page 274 in the Probate Office of Shelby County, Alabama.

Subject to Easement(s) to State of Alabama for drainage purposes as shown by instrument recorded in Deed Book 237 page 151 in the Probate Office of Shelby County, Alabama.

Subject to Easement(s) to Shelby County as shown by instrument recorded in Deed Book 20 page 237 in the Probate Office of Shelby County, Alabama.

Subject to Easement(s) for sewer right of way to Town of Columbiana as shown by instrument recorded in Deed Book 87 page 90 in the Probate Office of Shelby County, Alabama.

Subject to riparian rights in and to the creek running through the subject property.

\$473,000.00 of purchase price paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and

Conwill & Justice

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assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its Director of Operations, who is authorized to execute this conveyance, has hereto set its signature and seal, this the ~~3rd~~ 25th day of ~~March~~ June, 1998.

ATTEST:

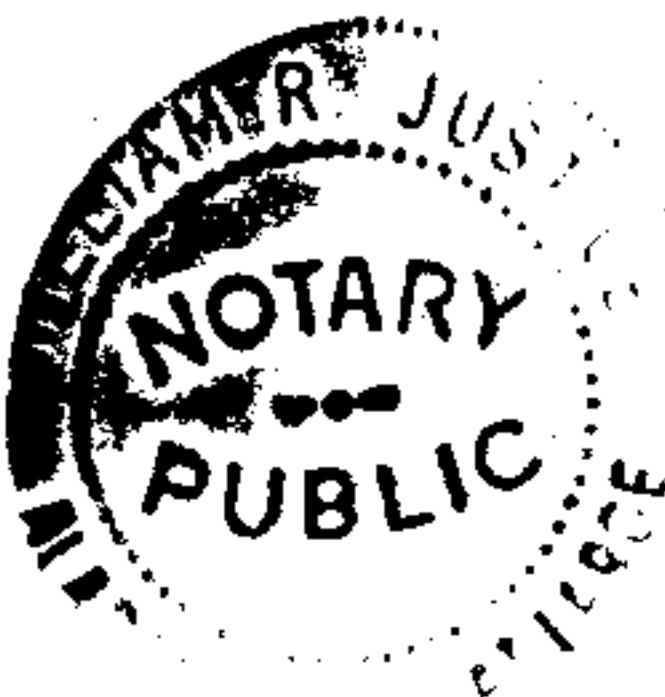
Shelby County Board of Education

By Allen Fulton, as its Director of Operations

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Allen Fulton, whose name as Director of Operations of the Shelby County Board of Education, a public board, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said board.

Given under my hand and official seal, this the 25th day of June, 1998.



William R. Justice
Notary Public

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run North along the East line of said 1/4 1/4 Section a distance of 215.31 feet to the South right of way line of Alabama Highway No. 70; thence turn a deflection angle of 90 deg. 54 min. 27 sec. to the left and run along said right of way a distance of 13.96 feet to the point of beginning; thence turn a deflection angle of 90 deg. 23 min. 49 sec. to the left and run a distance of 558.10 feet; thence turn a deflection angle of 75 deg. 27 min. 07 sec. to the right and run a distance of 147.48 feet; thence turn a deflection angle of 104 deg. 56 min. 42 sec. to the right and run a distance of 277.22 feet; thence turn a deflection angle of 66 deg. 35 min. 56 sec. to the left and run a distance of 148.29 feet to the Southeast right of way line of Alabama Highway No. 25; thence turn a deflection angle of 93 deg. 21 min. 41 sec. and run along said right of way a distance of 198.90 feet; thence turn a deflection angle of 31 deg. 31 min. 18 sec. to the right and run along said right of way a distance of 156.76 feet; thence turn a deflection angle of 31 deg. 42 min. 57 sec. to the right and run a distance of 51.80 feet to the point of beginning; being situated in Shelby County, Alabama.

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