

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:

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**TITLE NOT EXAMINED BY PREPARER**  
**WARRANTY DEED**

\$,000.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of EXCHANGE OF PROPERTY OF EQUAL VALUE, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, J. ANTHONY JOSEPH, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JWS, L.L.C. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereon and incorporated by reference herein.

The Property conveyed herein is not the homestead of Grantor or his spouse.

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

**TO HAVE AND TO HOLD** to the said Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 successors and assigns forever, against the lawful claims of all persons.

17 IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the day of June, 1998.

  
J. Anthony Joseph

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. ANTHONY JOSEPH, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of JUNE, 1998.

  
Notary Public

My Commission Expires: 3-1-2001

Inst # 1998-27710

JOSEPH TO ~~REDACTED~~,  
JWS LLC.

**The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, and contains 2.31 acres.**

07/21/1998-27710  
12:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 16.00