This Instrument Prepared By: James F. Burford, III	Send Tax Notice To:
odnich I. barrora, III	
Attorney at Law	
1318 Alford Avenue Suite 101	
Birmingham, Alabama 35226	

TITLE NOT EXAMINED BY PREPARER WARRANTY DEED

5,000.0

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.

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.

Notary Public My Commission Expires:

Inst + 1998-27710

D.\WPPiles\Jim\JNS\A.Joseph-JNS.ind.WD

07/21/1998-27710 12114 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE TUS ACD

LENTIBIT A' JOSEPH TO MARKETER DEPORTE

Commence at a rebar in place accepted as the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 57' 14" East along the West boundary of said quarter-quarter section for a distance of 42.58 feet to a point on the North boundary of Lot No. 10 of the Tara Subdivision, Sector One, an unrecorded subdivision; thence proceed North 71° 32' 25" East along the North boundary of said Lot No. 10 for a distance of 128.21 feet; thence proceed North 89° 33' 13" East along the North boundary of said Lot No. 10 for a distance of 393.05 feet to a point on the Westerly right-of-way line of Bonnie Blue Lane; thence proceed North 12° 44' 40" East along the Westerly right-of-way line of said Bonnie Blue Lane for a distance of 287.11 feet to the flareback of said road; thence proceed North 40° 55' 45" West along the flareback of said road for a distance 111.09 feet to a point on the Southerly rightof-way line of Tara Drive; thence proceed South 70° 15' 46" East along the Southerly rightof-way line of said Tara Drive for a distance of 91,79 feet to a point on arc of a concave curve left having a delta angle of 28° 00' 22" and a radius of 330.0 feet; thence proceed Easterly along the curvature of said curve and along the Southerly right-of-way of said Tara Drive for a distance of 161.30 feet to the flareback of the aforementioned Bonnie Blue Lane; thence proceed South 69° 46' 22" West along the flareback of said Bonnie Blue Lane for a distance of 119.34 feet; thence proceed South 12° 44' 40" West along the Easterly right-ofway line of said Bonnie Blue Lane for a distance of 221.42 feet to a point on the North beandary of Lot No. 1 of said Tara Subdivision, Sector One, an unrecorded subdivision; thence proceed South 77° 15' 20" East along the North boundary of said Lot No. 1 for a distance of 275.14 feet; thence proceed South 00° West for a distance of 78.63 feet; thence proceed South 89° 33' 13" West for a distance of 858.78 feet to the point of beginning.

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.

Inst # 1998-27710

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