

Send Tax Notice to:
Steven R. Brown
3317 Castle Crest Drive
Birmingham, Alabama 35216

Instrument Prepared By:
John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between J. L. Moore, and his wife, Mae Bradley Moore, hereinafter called "Grantor", and Steven R. Brown, hereinafter called "Grantee".

The Grantor, for and in consideration of Two Hundred Thousand and no/100 (\$200,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, convey and sell to Grantee, the following described real estate located in Shelby County, Alabama:

As Described In Exhibit "A" Attached Hereto And Incorporated Herein By This Reference.

Subject to:

1. Taxes and assessments for the year 1998, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 236, page 839, in the Office of the Probate Judge of Shelby County, Alabama.
3. Right of way to State of Alabama, recorded in Volume 307, page 648, in the Office of the Probate Judge of Shelby County, Alabama.
4. Less and except, coal, oil, gas and mineral and mining rights and all rights incident thereto not owned by Grantor.

\$75,000.00 of the purchase price is being paid from the proceeds of a mortgage recorded herewith.

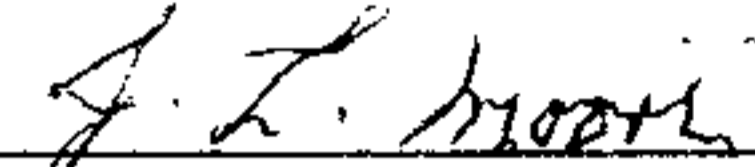
TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, in fee simple absolute, forever.

08/10/1998-30501
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 REC 139.50

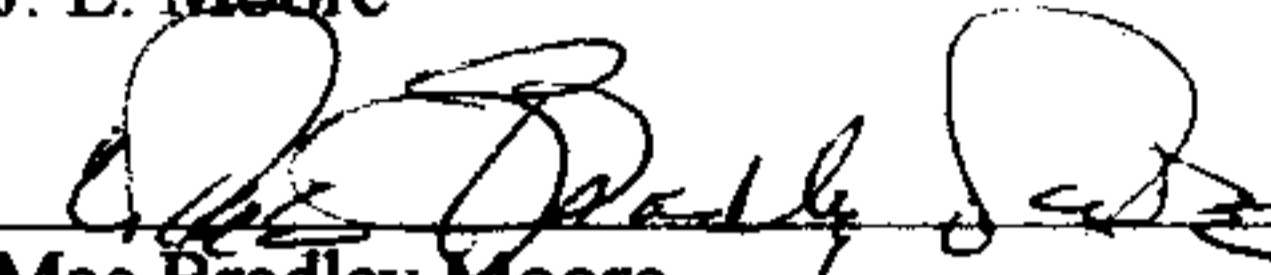
Inst # 1998-30501

Grantor covenants with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 7th day of August, 1998.



J. L. Moore



Mae Bradley Moore

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that J. L. Moore and his wife, Mae Bradley Moore, whose names are signed to the foregoing General Warranty Deed, and who are known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, they executed the same voluntarily.

Given under my hand and seal this 7th day of August, 1998.



Notary Public
My Commission Expires: 1-5-99

EXHIBIT "A"

Commencing at the Northeast corner of Section 28, Township 19 South, Range 1 West Shelby County, Alabama; thence South $89^{\circ}58'09''$ West, a distance of 3738.02 feet; thence South $0^{\circ}01'51''$ East, a distance of 1058.49 feet; thence South $32^{\circ}01'29''$ West a distance of 601.06 feet; thence South $41^{\circ}51'29''$ West, a distance of 164.86 feet; thence South $41^{\circ}50'03''$ West, a distance of 46.27 feet; thence North $53^{\circ}48'19''$ West, a distance of 40.03 feet; thence South $42^{\circ}37'24''$ West, a distance of 541.31 feet; thence South $21^{\circ}50'03''$ East, a distance of 108.09 feet; thence South $75^{\circ}56'34''$ East, a distance of 112.33 feet; thence South $73^{\circ}58'22''$ East, a distance of 26.57 feet to the point of beginning; thence North $34^{\circ}25'47''$ East, a distance of 113.23 feet; thence North $50^{\circ}24'54''$ East, a distance of 404.50 feet; thence North $73^{\circ}47'47''$ East, a distance of 102.24 feet; thence South $29^{\circ}03'46''$ East, a distance of 161.72 feet to the North right of way line of the CSX Railroad and the point of curvature of a tangent curve concave to the Southeast, having a radius of 1628.89 feet, a central angle of $3^{\circ}45'13''$, and a chord of 106.69 feet bearing South $56^{\circ}57'54''$ West; thence Southwest along said curve, a distance of 106.71 feet; thence South $56^{\circ}04'28''$ West along said railroad right of way line for a distance of 272.01 feet to the point of curvature of a tangent curve, concave to the Northwest, having a radius of 2720.98 feet a central angle of $2^{\circ}36'09''$ and a chord of 123.58 feet bearing South $57^{\circ}22'25''$ West; thence Southwest along said curve, a distance of 123.59 feet to the intersection of said railroad right of way line and the Northeasterly right of way line of Shelby County Road No. 280; thence North $73^{\circ}58'22''$ West along said Shelby County Road Northeasterly right of way line for a distance of 138.66 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1998-30501

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003 MCD 138.50