

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt and sufficiency of which are hereby acknowledged, that **DAVID L. SEALES and LOLA H. SEALES, a married couple**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **CAMP BRANCH MOBILE HOMES, INC., a duly authorized corporation under Alabama law**, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Begin at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 2 West; thence run South along the West line of said 1/4-1/4 for 610.00'; thence turn an angle to the left of 96 degrees, 00', 00" and run East for 598.78' to a point on the West right of way of U.S. Highway No. 31; thence turn an angle to the left of 112 degrees, 57', 20" to the tangent of a curve to the right having a central angle of 11 degrees, 08', 41" and a radius of 2,914.93'; thence run along the arc of said curve along the West right of way for 566.99'; thence turn an angle from the tangent if extended to said curve to the left of 67 degrees, 54', 05" and run West along the North line of the SE 1/4 of the SE 1/4 for 371.87' to the point of beginning. Contains 6.1902 acres.

Subject to all easements, restrictions and rights-of-way of record, if any.

The legal descriptions set out herein were furnished to preparer by the SELLERS herein and this deed was prepared without the benefit of a survey or a title search.


TO HAVE AND TO HOLD to the said BUYER in fee simple forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.

08/18/1998-31958
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

Inst. # 1998-31958

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 18 day of August, 1998, at Shelby County, Alabama.

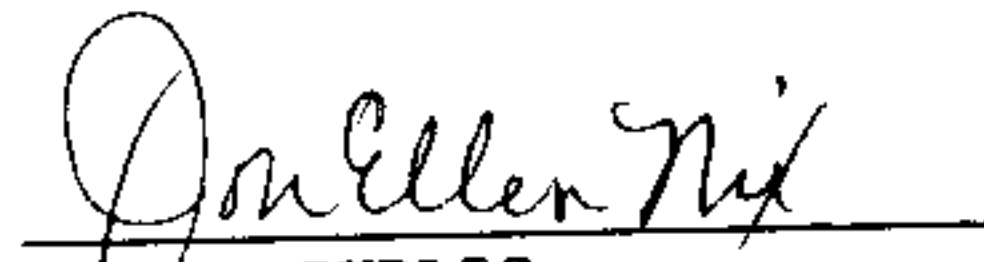

DAVID L. SEALES
SELLER


LOLA H. SEALES
SELLER

STATE OF ALABAMA)
) ACKNOWLEDGMENT
COUNTY OF SHELBY)

I, Jon Ellen Nix, a Notary Public for the State at Large, hereby certify that DAVID L. SEALES and LOLA H. SEALES, SELLERS, whose names are signed to the foregoing Consolidation Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

18 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 18 day of August, 1998.


NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Grantee's Address:

Camp Branch Mobile Homes, Inc.
P.O. Box 303
Saginaw, AL 35137

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