

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

PHILLIP G. GROVES
306 LAKEWOOD LANE
COLUMBIANA, AL 35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY NINE THOUSAND and 00/100 (\$239,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, RICKY JAMES RICKLES and SUZANNE RICKLES, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PHILLIP G. GROVES and CATHERINE L. GROVES, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SE 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NW CORNER OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 34; THENCE NORTH 88 DEG. 07 MIN. 43 SEC. EAST ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 915.91 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKEWOOD LANE (PRESCRIPTIVE RIGHT OF WAY); THENCE SOUTH 57 DEG. 04 MIN. 23 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 28.69 FEET; THENCE SOUTH 41 DEG. 40 MIN. 10 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 106.88 FEET; THENCE SOUTH 43 DEG. 7 MIN. 58 SEC. WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 160.37 FEET; THENCE SOUTH 44 DEG. 27 MIN. 57 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 122.33 FEET; THENCE SOUTH 53 DEG. 16 MIN. 41 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 97.71 FEET; THENCE SOUTH 44 DEG. 46 MIN. 37 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 54.23 FEET; THENCE SOUTH 35 DEG. 29 MIN. 7 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 47.61 FEET; THENCE SOUTH 48 DEG. 11 MIN. 18 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 87.54 FEET; THENCE SOUTH 73 DEG. 48 MIN. 49 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 92.43 FEET; THENCE SOUTH 76 DEG. 37 MIN. 44 SEC. WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 129.24 FEET TO A POINT LYING ON THE NORTHERLY LINE OF A 15 FOOT INGRESS-EGRESS EASEMENT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.82 FEET, A CENTRAL ANGLE OF 40 DEG. 49 MIN. 00 SEC. AND SUBTENDED BY A CHORD WHICH BEARS NORTH 84 DEG. 36 MIN. 40 SEC. WEST A DISTANCE OF 108.67 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASEMENT A DISTANCE OF 111.00 FEET TO END OF SAID CURVE; THENCE NORTH 64 DEG. 12 MIN. 10 SEC. WEST ALONG SAID EASEMENT A DISTANCE OF 21.49 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 182.50 FEET, A CENTRAL ANGLE OF 03 DEG. 44 MIN. 39 SEC. AND SUBTENDED BY A CHORD WHICH BEARS NORTH 64 DEG. 19 MIN. 51 SEC. WEST A DISTANCE OF 11.92 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASEMENT A DISTANCE OF 11.93 FEET; THENCE LEAVING SAID EASEMENT LINE NORTH 0 DEG. 20 MIN. 30 SEC. WEST A DISTANCE OF 227.04 FEET; THENCE SOUTH 89 DEG. 39 MIN. 30 SEC. WEST A DISTANCE OF 60.00 FEET TO A POINT

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LYING ON THE WESTERLY 1/4 1/4 LINE OF SAID SECTION 34; THENCE NORTH 0 DEG. 20 MIN. 30 SEC. WEST A DISTANCE OF 267.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 136 page 423 and Deed Book 146 page 389 in Probate Office.

\$227,050.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RICKY JAMES RICKLES and SUZANNE RICKLES, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of August, 1998.


RICKY JAMES RICKLES

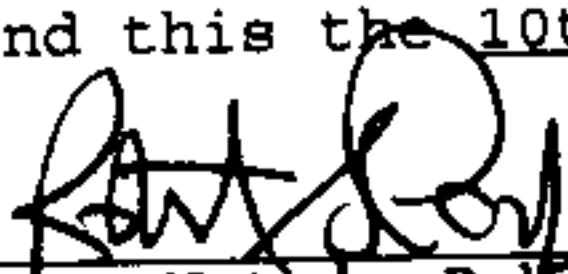

SUZANNE RICKLES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICKY JAMES RICKLES and SUZANNE RICKLES, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10th day of August, 1998.


Notary Public 1998-32900

My commission expires: 7/11/02

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SHELBY COUNTY JUDGE OF PROBATE
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