

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty Eight Thousand Dollar (\$168,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert Wayne Combs and Patricia C. Combs, a husband and wife, (hereinafter "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto Paul T. Frey and Barbara A. Frey, husband and wife (hereinafter "Grantees"), as joint tenants with the right of survivorship, the following described real estate, situated in ~~Jefferson~~ Shelby County, Alabama, to-wit:

Inst # 1998-34377

See Attached Exhibit "A"

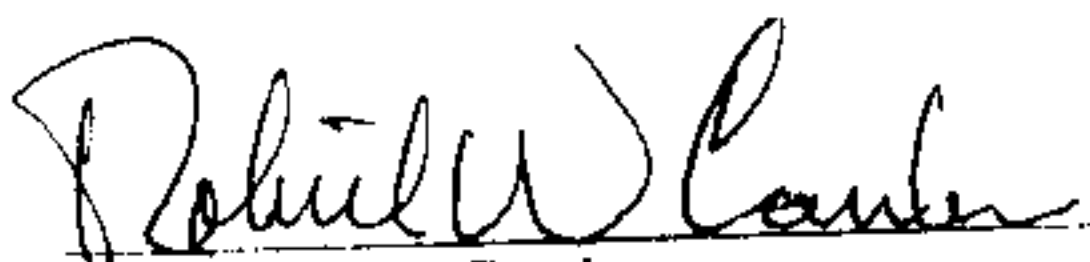
This conveyance is made subject to the following:

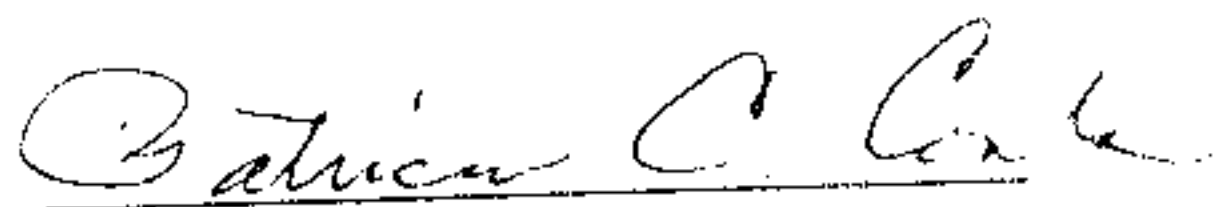
1. Taxes due October 1, 1998.
2. 35 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. 10 foot easement on West and North side of lot as shown on recorded map.
5. Restrictions and covenants appearing of record in Real 301, Page 236; Shelby Real 21, Page 332 and Shelby Real 702, Page 681.
6. Agreement with Alabama Power Company recorded in Shelby Real 199, Page 767
7. Right-of-way granted to Alabama Power Company recorded in Shelby Real 15, Page 899

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

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

IN WITNESS WHEREOF, the Grantors has executed this Deed on this the 26 day of Aug., 1998 at Birmingham, Alabama.


Robert Wayne Combs


Patricia C. Combs

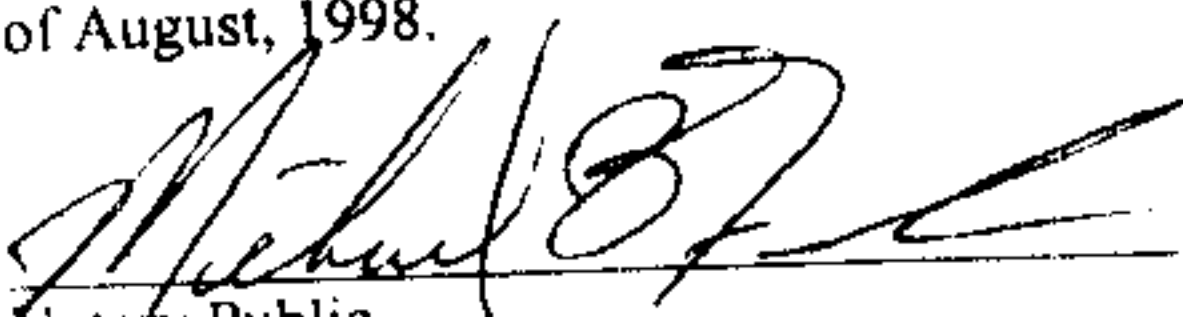
STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

05/02/1998-34377
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 48.00

I, a Notary Public, for the State of Large, hereby certify that Robert Wayne Combs and Patricia C. Combs whose names are signed to the foregoing Warranty Deed, and who are made known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 26th day of August, 1998.


Notary Public

My commission expires: MY COMMISSION EXPIRES APRIL 9, 2000

(Seal)

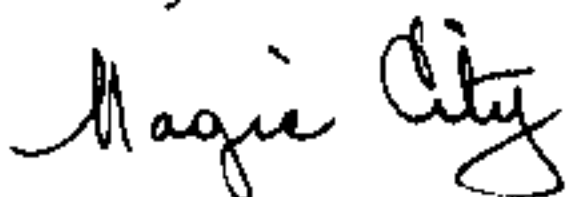


EXHIBIT "A"

A part of the NE 1/4 of NE 1/4, Section 35, Township 19 South, Range 1 West, being more particularly described as follows:

Begin at the Northwest corner of Lot 12, Countryside at Chelsea, as recorded in Map Book 9, Page 49, in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southeasterly direction along the Northeasterly line of said Lot 12 for a distance of 265.79 feet to the Northeast corner of said Lot 12; thence turn an angle to the left of 114 degrees, 04 minutes, 41 seconds and run in a northeasterly direction for a distance of 248.24 feet to a point on the Southwesterly right of way line of Liberty Road; thence turn an angle to the left of 68 degrees, 09 minutes, 30 seconds to the tangent of the following described course, said course being situated on a curve to the right, said curve having a central angle of 3 degrees, 42 minutes and a radius of 393.19 feet; thence run along the arc of said curve and the Southwesterly right of way line of Liberty Road in a Northwesterly direction for a distance of 25.39 feet to the end of said curve; thence run along the tangent extended from said curve in a Northwesterly direction along the Southwesterly right of way line of Liberty Road for a distance of 189.20 feet; thence turn an angle to the left of 41 degrees, 11 minutes and run in a Southwesterly direction along the Southerly right of way line of Liberty Road for a distance of 20.00 feet; thence turn an angle to the left of 66 degrees, 56 minutes, 26 seconds and run in a Southwesterly direction for a distance of 228.10 feet to the point of beginning.

PARCEL II:

Lot 12, according to the Survey of Countrywide at Chelsea, as recorded in Map Book 9, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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