

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
EQUINE PARTNERS, L.L.C.
#1 Shades Creek Parkway
Birmingham, Alabama
35209

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED THOUSAND Dollars (\$300,000.00)** to the undersigned grantor or grantors, **Harry W. Pearce and wife Louise Pearce**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **EQUINE PARTNERS, L.L.C.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

The NW 1/4 of NE 1/4 of Section 20, Township 19 South, Range 1 West, lying West of New Interstate U.S. 280 Highway right of way, LESS AND EXCEPT Old U.S. Highway 280 right of way; being situated in Shelby County, Alabama.

A parcel of land described as being all of the South 760 feet of the SE 1/4 of the SW 1/4 lying West of the Florida Short Route Right of Way, as it existed on or about October 24, 1938, and also all of the SW 1/4 of the SE 1/4 lying West of such highway right of way, all in Section 17, Township 19 South, Range 1 West, Shelby County, Alabama.

Together with the fee simple title to that certain 20 foot access easement to Garry and Priscilla Pearce as set out in instrument recorded in Deed Book 319 page 901 and Inst. #1996-20203, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 109 page 70 and Deed Book 145 page 22 in Probate Office of Shelby County, Alabama.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 95 pages 515, 535 and 503 in Probate Office of Shelby County, Alabama.
4. Rights(s)-of-Way(s) granted to State of Alabama by instrument(s) recorded in Deed Book 296 page 180 in Probate Office of Shelby County, Alabama.
5. Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 324 page 840 in Probate Office of Shelby County, Alabama.

\$ ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD Unto the said GRANTEE his, her or their heirs and assigns, forever..

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE 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, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 1st day of October, 1998.

See Inst. #1998-38419


Harry W. Pearce


Louise Pearce, by Harry W. Pearce,
Attorney in Fact

11/03/1998-43167
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CNA 12.00


Harry W. Pearce
Attorney in Fact

Inst. # 1998-43167

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Harry W. Pearce, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of October, 1998.

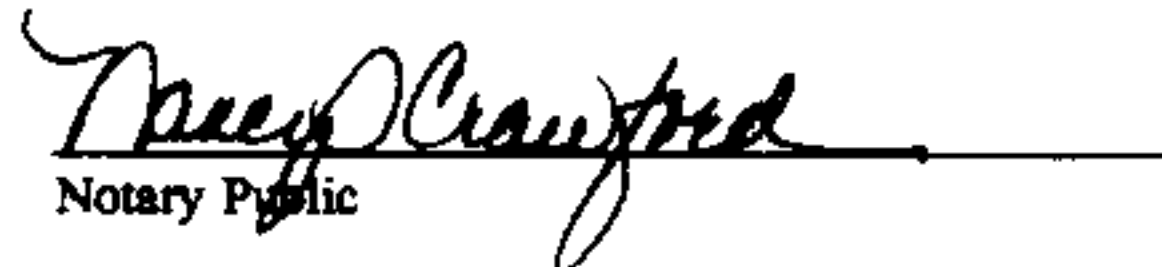

Notary Public

My Commission Expires: ^{7/22/02}~~5/29/99~~

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Harry W. Pearce, whose name as Attorney in Fact for Louise Pearce, under that certain Durable Power of Attorney recorded on 10/02/98 in Instrument # 1998-38415, in the Probate Office of Shelby County, Alabama, 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 instrument, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 1st day of October, 1998.


Notary Public

My Commission Expires: ^{7/22/02}~~5/29/99~~

Inst # 1998-43167
11/03/1998-43167
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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