

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

This instrument prepared by David C. Skinner, David C. Skinner, L.L.C.; 1776 Independence Court, Suite 104; Birmingham, Alabama 35216; (205) 871-9566.

Counsel for Segail Friedman

No title opinion requested, none rendered.

INDEX

Grantor: Segail Irwin Friedman
Grantees: Maxine Stone & Calvin Stone.

SOURCE OF TITLE: Deed Book 249 at Page 594

KNOW ALL MEN BY THESE PRESENTS that Segail Irwin Friedman, a married woman (hereinafter "GRANTOR"), for and in consideration of the sum of **FIFTEEN THOUSAND DOLLARS and NO/100s (\$15,000.00)** and other good and valuable consideration, to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to Maxine Stone and Calvin Stone, her husband (hereinafter "GRANTEES"), as Tenants in Common with Cross Contingent Rights of Reversion operating in favor of each and every surviving cotenant, or cotenants, so that the interest of any deceased cotenant shall revert to the surviving cotenant or cotenants that property and interest conveyed to GRANTOR from Cora Jordan Pound, a widow, by that certain deed dated April 4, 1966 and filed for record in the office of the Judge of Probate Court of Shelby County, Alabama, on August 18, 1967 and there recorded in Deed Volume 249 at Page 594 such property being further described as follows:

Commence at the Southeast corner of the SE1/4 of the NW 1/4 of Section 34, Township 24 North, Range 15 East, and thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet; thence turn an angle of 90 deg. 30 min. to the left and run Westerly a distance of 100.00 feet; thence turn an angle of 90 deg. 30 min. to the left and run Southerly a distance of 21.70 feet to a point on the North line of a gravel road; thence turn an angle of 81 deg. 18 min. to the right and run Westerly along the North line of said gravel road 200 feet to the point of beginning of the parcel herein described; thence turn an angle of 06 deg. 00 to min. to the right and run Westerly along the North line of said gravel road a distance of 100 feet; thence turn an angle of 92 deg. 42 min. to the right and run Northerly a distance of 200.0 feet; thence turn an angle of 87 deg. 18 min. to the right and run Easterly a distance of 100 feet; thence turn an angle of 92 deg. 42 min. to the right and run Southerly a distance of 200.0 feet to the point of beginning, less and except that portion thereof or interest therein heretofor conveyed to the Alabama Power Company lying below the 397.00 foot ground elevation contour line, and being

12/07/1998-48640
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 26.00

Inst # 1998-48640

further designated as Lot No. 4, according to survey of Frank W Wheeler, Registered Land Surveyor, of a portion of the SE1/4 of NW1/4 of Section 34, Township 24 North, Range 15 East.

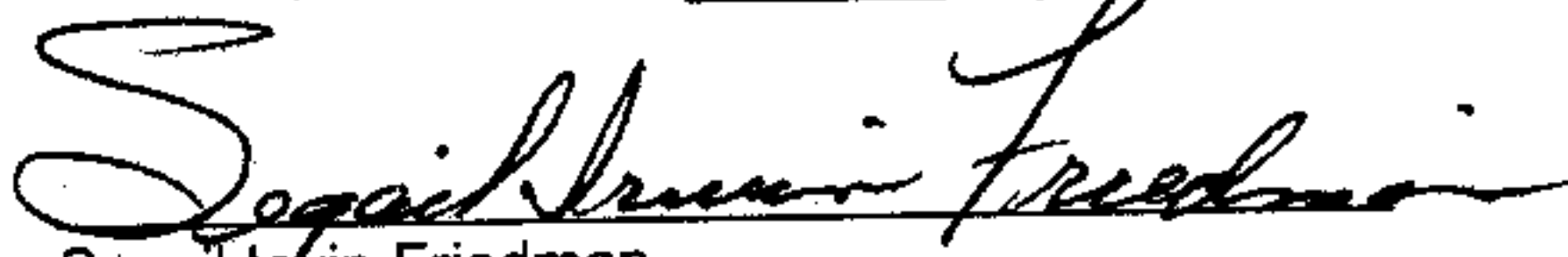
Said property is not now the homestead and has never been the homestead of Grantor.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges (paid and unpaid) due or to become due on the property and (c) all easements, right of ways, encumbrances and encroachments which a reasonable inspection of the premises would reveal.

FURTHER SUBJECT TO LESS AND EXCEPT any mineral rights not owned by GRANTOR.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEES, their successors, heirs and assigns forever subject to the aforesaid cross-contingent rights of reversion, and to the heirs and assigns of all such surviving cotenants or cotenant.

ON THIS THE 2nd day of December, 1998, GRANTOR has hereto set her hand and seal.


Segail Irwin Friedman

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Segail Irwin Friedman, whose name 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 said instrument, she executed the same voluntarily on the day and year set forth above and further stated under oath that he forgoing premises are not now and have never been her homestead.

GIVEN UNDER MY HAND, this the 2nd day of December, 1998.


NOTARY PUBLIC

My Commission Expires: 15 NOV 2002

Inst # 1998-48640

Page 2 of 2 P
12/07/1998-48640
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 26.00