

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notice to:
The Joseph S. Bruno Foundation
5509 Timber Hill Rd.
Birmingham, Ala. 35242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of four hundred and eighty thousand and 00/100 (\$480,000.00) Dollars, to the undersigned Richard "Jerry" Clark Bishop, as Executor and Trustee of the Estate of Margaret Virginia Deshazo, Deceased, being case No. 35-050, in the Probate Court of Shelby County, Alabama (herein referred to as "Grantor"), in hand paid by The Joseph S. Bruno Foundation, a non-profit corporation (hereinafter referred to as "Grantee"), the receipt and sufficiency of which amount is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Indian Springs Village, Shelby County, Alabama, to-wit:

Commence at the southeast corner of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 west, Shelby County, Alabama and run thence northerly along the east line of said quarter-quarter section 736.74' to a point; Thence turn 90° 21' 33" to the left and run westerly 951.80' to the point of beginning of the property being described; Thence continue along last described course 450.01' to a point, Thence, turn 72°04'21" to the right and run north-northwesterly 394.41' to a point on the southerly right of way line of Shelby County Highway No. 119 in a curve to the right having a central angle of 7°33'21" and a radius of 2,771.54'; Thence, turn 100°00'23" right to chord and run east northeasterly along the arc of said curve an arc distance of 365.50' to a point; Thence, turn 71°41'40" to the right from chord and run southeasterly 474.44' to the point of beginning, containing 3.86 acres and marked on each corner with a steel pin, axle or pipe.

01/04/1999-00225
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.50

Subject to:

- (1) Any easements, agreements, or restrictions of record and a survey prepared by Joseph Corn, Jr. dated February 8, 1993.
- (2) State, county and municipal ad valorem taxes for the tax year ending September 30, 1999.
- (3) The payment schedule for the purchase price according to the contract of sale entered into by the parties which states that one-half of the purchase price to be paid at closing, one-fourth to be paid when no more than two trailers remain on the above-described property and one-fourth to be paid when 100% of trailers and homes are removed.
- (4) An escrow agreement whereby one-half of the purchase price is held in escrow to be paid out in accordance with the contract terms specified in paragraph three above.
- (5) Coal, oil, gas or mineral rights in or under the subject land.
- (6) Right of way granted to Alabama Power Company by instrument recorded in Volume 355, page 243; Volume 232, page 83 and Volume 101, page 539, in the Probate Office of Shelby County, Alabama.

The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

TO HAVE AND TO HOLD to said Grantee, its heirs, successors and assigns forever.

And said Grantor does for himself, his personal representatives and assigns, and on behalf of the Estate of Margaret Deshazo, covenant with said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that the Estate of Margaret Virginia Deshazo is free from all encumbrances, except as above noted; that the Grantor has good rights to sell and convey the same as aforesaid; and that Grantor will, and his heirs, personal representatives and assigns, and the Estate of Margaret Deshazo shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the said Grantor, Richard "Jerry" Clark Bishop, as Executor and Trustee of the estate of Margaret Virginia Deshazo, deceased, has hereunto set his signature and seal, on this the 21 day of December, 1998

Richard "Jerry" Clark Bishop

Richard "Jerry" Clark Bishop, as Executor and Trustee of the Estate of Margaret Virginia Deshazo, Deceased, being case No. 35-050, in the Probate Court of Shelby County, Alabama, the Grantor.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard "Jerry" Clark Bishop, as Executor of the Estate of Margaret Virginia Deshazo, 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 said conveyance, he, as such executor and trustee and with full authority, executed the same voluntarily for and on behalf of said estate and trust on the day the same bears date.

Given under my hand and official seal this 21 day of December, 1998.

Dettony K. Bartlett
Notary Public / MY COMMISSION EXPIRES MARCH 29, 2000
My Commission Expires: _____

(SEAL)

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