

Value \$49,000.00

THIS INSTRUMENT WAS PREPARED BY:
Charles L. Denaburg, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
T & E Investments, L.L.C.

5300 Cahaba River Road, Suite 200

Birmingham, AL 35243

WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00), DOLLARS, in hand paid to the undersigned, Ben L. Zarzaur as Trustee for Edmond Ralph Denaburg and David Todd Denaburg by virtue of instrument dated 12-30-77, filed 1-5-78, recorded in Deed Book 309, Page 787, in the Office of the Judge of Probate of Shelby County, Alabama, and by virtue of the AGREEMENT FOR SECOND AMENDMENT TO TRUST dated 11-4-92, filed 9-14-94, recorded in Instrument # 1994-28155, in the same Probate Office, (hereinafter referred to as "GRANTOR"), by T & E Investments, L.L.C., (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes unpaid.
2. Right of way in favor of Vida Lumber Company in Volume 73, Page 317, and Volume 73, Page 318.
3. Minerals and mining rights excepted in Volume 55, Page 374 and Volume 55, Page 377.
4. Any recorded easements and/or restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Ben L. Zarzaur as Trustee for Edmond Ralph Denaburg and David Todd Denaburg, does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

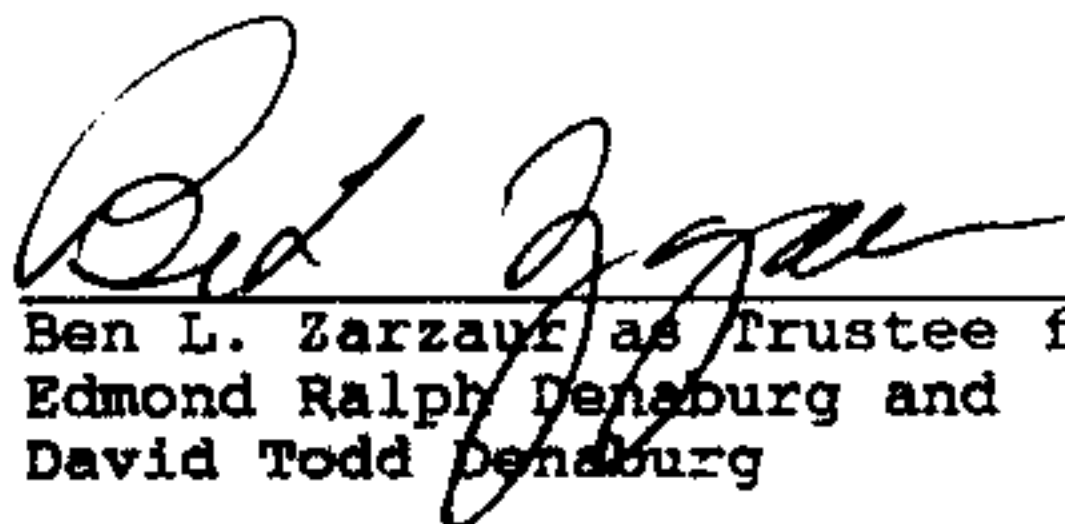
Inst # 1999-00317
Page 1 of 1 05/1999-00317

09:55 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 CM 50.50

IN WITNESS WHEREOF, the said Ben L. Zarzaur as Trustee for Edmond Ralph Denaburg and David Todd Denaburg, who is authorized to execute this conveyance, has hereto set his signature and seal, this 30th day of DECEMBER, 1998.

 (SEAL)
Ben L. Zarzaur as Trustee for
Edmond Ralph Denaburg and
David Todd Denaburg

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ben L. Zarzaur as Trustee for Edmond Ralph Denaburg and David Todd Denaburg, 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, as such Trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 30th day of DECEMBER, 1998.


NOTARY PUBLIC
My commission expires: 6/26/99

EXHIBIT "A"

A parcel of land situated in the West 1/2 of the SW 1/4 of Section 5, Township 18 South, Range 1 East, being more particularly described as follows:

Begin at SW corner of Section 5, Township 18 South, Range 1 East and run North along the West line of said section a distance of 673.00 feet to a point on an old road; thence 39 degrees 16 minutes to the right in a Northeasterly direction along said old road a distance of 307.10 feet to a point; thence 0 degrees 33 minutes to the left in a North-easterly direction along said old road a distance of 110.41 feet to a point; thence 4 degrees 36 minutes to the right in a northeasterly direction along said old road a distance of 114.91 feet to a point; thence 5 degrees 25 minutes to the right in a Northeasterly direction along said old road a distance of 135.90 feet to a point; thence 2 degrees 54 minutes 36 seconds to the right in a Northeasterly direction along said old road a distance of 376.70 feet to a point; thence 4 degrees 02 minutes to the right in a Northeasterly direction along said old road a distance of 204.30 feet to a point; thence 1 degrees 37 minutes to the right in a Northeasterly direction along said old road a distance of 127.68 feet to a point; thence 6 degrees 51 minutes to the left in a Northeasterly direction along said old road a distance of 71.07 feet to a point; thence 11 degrees 06 minutes to the right in a Northeasterly direction along said old road a distance of 69.00 feet to a point; thence 89 degrees 26 minutes to the right in a South-easterly direction a distance of 398.33 feet to a point on the East line of the West 1/2 of the SW 1/4 of said Section 5; thence 28 degrees 47 minutes to the right in a Southerly direction along the East line of the West 1/2 of the SW 1/4 of said section a distance of 1337.00 feet to the SE corner of the SW 1/4 of the SW 1/4 of said section; thence 91 degrees 03 minutes 36 seconds to the right in a Westerly direction along the South line of said 1/4-1/4 section a distance of 1330.23 feet to the point of beginning.

Inst # 1999-00317

Page 3 of 3

01/03/1999-00317
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 CRH 53.50