

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

SEND TAX NOTICE TO:
NORTH SHELBY PARTNERS
1109 Townhouse Rd
Helena, AL. 35080

STATE OF ALABAMA)
SHELBY COUNTY)

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTY-FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100's (\$174,750.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, L. DOUGLAS JOSEPH, a married man and J. ANTHONY JOSEPH, a married man, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto NORTH SHELBY PARTNERS, a General Partnership (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1999 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1999.

Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

The above described property does not constitute the homestead of the Grantors nor their spouses.

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

And said GRANTOR does for itself, its successors and assigns, covenant with 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, and 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.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 30th day of December, 1998.


L. DOUGLAS JOSEPH


J. ANTHONY JOSEPH

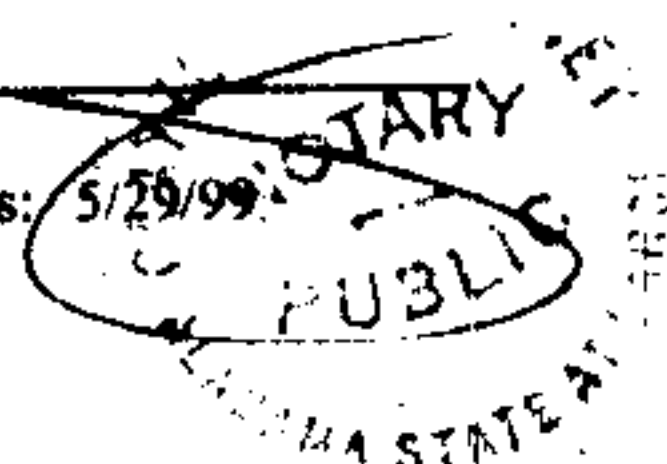
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that L. DOUGLAS JOSEPH and J. ANTHONY JOSEPH, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 30th day of December, 1998.


Notary Public

01/12/1999 My Commission Expires: 5/29/99
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HEL 106.00



Inst 0 1999-01444

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"**Parcel "A"**

A parcel of land situated in the NE 1/4 of the SW 1/4 and the SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 1 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of SW 1/4 of Section 18, Township 20 South, Range 1 West; thence North 88 deg. 49 min. 36 sec. West a distance of 368.04 feet to the Westerly proposed right of way (60 feet) said point being the point of beginning; thence North 4 deg. 54 min. 29 sec. West and along said right of way line a distance of 164.56 feet; thence South 60 deg. 23 min. 11 sec. West and leaving said right of way line a distance of 319.70 feet; thence South 0 deg. 14 min. 20 sec. West a distance of 653.14 feet; thence South 88 deg. 28 min. 56 sec. East a distance of 644.93 feet to the Westerly right of way line of County Road No. 36 a point on a curve to the left having a radius of 30 feet, a chord bearing of North 23 deg. 24 min. 33 sec. West a chord of 41.85 feet; thence along said curve a distance of 46.32 feet to the end of said curve and a point of the Westerly right of way (60 feet); thence North 67 deg. 38 min. 18 sec. West and along said right of way line 112.25 feet to a point on a curve to the right having a radius of 330 feet a central angle of 62 deg. 43 min. 49 sec.; thence along said curve a distance of 361.30 feet to the end of said curve; thence North 4 deg. 54 min. 29 sec. West and along said right of way line a distance of 307.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel "B"

A parcel of land situated in the NE 1/4 of the SW 1/4 and the SE 1/4 of NW 1/4 of Section 18, Township 20 South, Range 1 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of SW 1/4 of Section 18, Township 20 South, Range 1 West; thence South 1 deg. 38 min. 32 sec. East a distance of 560.36 feet to the Westerly right of way line of County Road No. 39 and a point on a curve to the right on the Northerly proposed right of way (60 feet) having a radius of 30 feet a chord bearing of South 84 deg. 33 min. 28 sec. West a chord of 27.99 feet; thence along said curve a distance of 29.12 feet to the end of said curve; thence North 67 deg. 38 min. 18 sec. West and along the Northerly proposed right of way (60 feet) a distance of 112.24 feet to a point on a curve to the right having a radius of 270 feet, a central angle of 62 deg. 43 min. 49 sec.; thence along said curve a distance of 295.61 feet to the end of said curve; thence North 4 deg. 54 min. 29 sec. West and along said proposed right of way a distance of 499.48 feet; thence North 60 deg. 23 min. 11 sec. East and leaving said proposed right of way a distance of 366.92 feet; thence South 0 deg. 50 min. 11 sec. East a distance of 385.49 feet to the point of beginning; being situated in Shelby County, Alabama.

01/12/1999-01444
08:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 106.00