

THIS INSTRUMENT WAS PREPARED BY:
 Richard W. Theibert, Attorney
 NAJJAR DENABURG, P.C.
 2125 Morris Avenue
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:
 M. Byrom Corporation
 2526 Valleydale Road
 Birmingham, AL 35244

CORPORATION GENERAL WARRANTY DEED

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

That in consideration of Fifty-Two Thousand and No/100, (\$52,000.00), DOLLARS, in hand paid to the undersigned, P & R Southland Properties, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by M. Byrom Corporation, a corporation, (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:

Lot 13-A, according to a Resurvey of Lots 1, 9, 10 & 12-17, of the Highlands at Riverchase, said Resurvey recorded in Map Book 23, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1999.
2. Vacation of easements as shown by Instrument #1998-06024.
3. Agreement with Alabama Power Company as to underground transmission in Deed Book 335, Page 35.
4. A 20 foot set back line and easements as shown by record plat.
5. Mineral and mining rights in Deed Book 129, Page 205 and Deed Book 127, Page 159 and Deed Book 217, Page 140.
6. Release of damages and restrictions in Real Volume 332, Page 466.
7. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase Residential Association in Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550; Notice of Compliance Certificate recorded in Misc. Book 34, Page 549 and amended by Instrument 1994-5727.
8. Any restrictions, conditions and limitations whether recorded or unrecorded affecting The Highlands at Riverchase.
9. Declaration of Special Covenants in Instrument #1996-02164.
10. Right of way in favor of Alabama Power Company in Instrument #1994-11652 and Instrument #1995-30144.

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

Inst # 1999-06175

Page 1 of 3

02/12/1999-06175
 11:20 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DEB CB 65.28

And said P & R Southland Properties, Inc., a corporation 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.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said P & R Southland Properties, Inc., a corporation by its ~~Vice President~~^{Secretary}, Mary J. Raines, who is authorized to execute this conveyance, has hereto set her signature and seal, this 2nd day of February, 1999.

IN WITNESS WHEREOF, the said M. Byrom Corporation, a corporation, as GRANTEE, by its President, Marty Byrom, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2nd day of February, 1999.


P & R Southland Properties, Inc.

 _____ (SEAL)
BY: Mary J. Raines
ITS: ~~Vice President~~^{Secretary}  GRANTOR

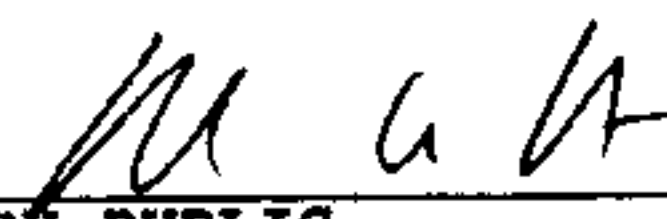
M. Byrom Corporation

 _____ (SEAL)
BY: Marty Byrom
ITS: President
GRANTEE

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 Mary J. Raines whose name as ~~Vice President~~ of P & R Southland Properties, Inc., a corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of February, 1999.



NOTARY PUBLIC
My commission expires ~~my~~ COMMISSION EXPIRES MAY 21, 2000

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 Marty Byrom whose name as President, of M. Byrom Corporation, a corporation, is signed to the foregoing conveyance, as GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 2nd day of February, 1999.



NOTARY PUBLIC
My commission expires:

MY COMMISSION EXPIRES MAY 21, 2000

Inst # 1999-06175

Page 3 of 3

02/12/1999-06175
11:20 AM CERTIFIED
DELY COUNTY JUDGE OF PRIVATE
000 CKN 65.50