

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Marengo Building & Development, Inc.
503-C Cahaba Park Circle
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty-Four Thousand Two Hundred and 00/100 (\$184,200.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Wallace W. Watson, a married individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Marengo Building & Development, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

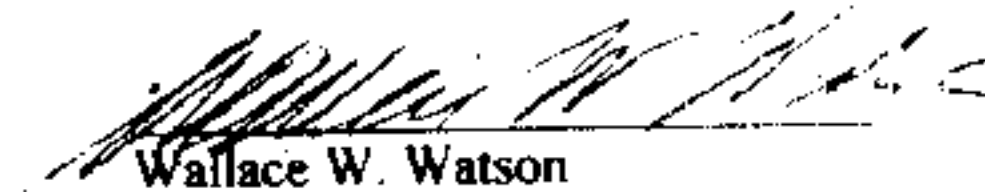
Subject property does not constitute the homestead property of the Grantor herein, as defined by the Code of Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 30th day of March, 1999.


Wallace W. Watson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wallace W. Watson, a married individual 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 the Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of March, 1999.

NOTARY PUBLIC
My Commission Expires: 3/5/03

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 1999-13621

04/01/1999-13621
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MM5 195.50

EXHIBIT "A"

Begin at the Northwest Corner of Section 23, Township 22 South, Range 2 West, thence North 00 degrees 01 minutes 07 seconds West 624.41 feet, to a point south of Highway 25; thence North 85 degrees 51 minutes 52 seconds East 1294.27 feet; thence North 78 degrees 14 minutes 49 seconds East 386.34 feet; thence South 34 degrees 01 minutes 27 seconds West, 1146.16 feet; thence South 64 degrees 02 minutes 58 seconds West, 796.73 feet, to the Northwest Corner of Shady Hills Subdivision as recorded in Map Book 16, page 83; thence South 89 degrees 54 minutes 36 seconds West 309.98 feet, along the North Line of said Shady Hills subdivision to the Northwest Corner of said subdivision; thence North 00 degrees 08 minutes 25 seconds West 502.63 feet to the Point of Beginning. Containing 30.7 acres and situated in Shelby County, Alabama.

N. W. W.

Inst # 1999-13621

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