

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Danny C. Griffin
(Name) _____
(Address) 6753 Hwy. 17
Maylene, AL 35114

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWENTY-ONE THOUSAND, SEVEN HUNDRED and 00/100---(\$21,700.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we
HOSEY F. ROPER, an unmarried man, by and through his Attorney-in-Fact, WILLIE ROPER
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
DANNY C. GRIFFIN

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot No. 20, according to R. E. Whaley subdivision of the town of Maylene, Alabama, as shown
by map of subdivision on record in Probate Office, Shelby County, Alabama.

All that part of Lot 19 of R. E. Whaley's Map of the Town of Maylene, Alabama not previously
conveyed to Ricky R. Roper and Anita Roper by deed recorded in Deed Book 332, Page 191 in
Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property conveyed to Suzanne Brantley in deed recorded in Instrument No.
1998-2700 in Probate Office of Shelby County, Alabama.

SUBJECT TO:

Taxes for 1999 and subsequent years.

Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to
the fact that ad valorem taxes for subject property have been paid under a current use assessment.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Transmission line permits to Alabama Power Company as recorded in Deed Book 102, Page
297 and Deed Book 109, Page 354 in Probate Office.

THIS WARRANTY DEED FROM HOSEY F. ROPER, THE OWNER HEREIN, IS
EXECUTED BY WILLIE ROPER, AS ATTORNEY-IN-FACT, UNDER POWER OF
ATTORNEY, SAME OF WHICH IS ATTACHED HERETO AS EXHIBIT "A", AND
RECORDED HERewith. THE TERMS OF SUCH POWER OF ATTORNEY ARE FULLY
INCORPORATED HERewith, AS EXHIBIT "A".

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my
(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th
day of APRIL 19 99

Hosey F. Roper, AIF Willie Roper (Seal)
HOSEY F. ROPER
By: WILLIE ROPER (Seal)
His: Attorney In Fact (Seal)

STATE OF ALABAMA }
County } General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that

whose name(s) _____ 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, _____ executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this _____ day of _____ 19 _____

My Commission Expires:

Notary Public

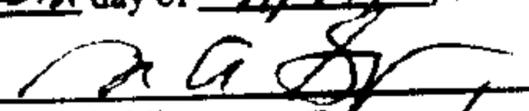
Inst. # 1999-17721
04/28/1999-17721
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 MS 45.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that WILLIE ROPER whose name as Attorney-in-Fact for HOSEY F. ROPER, 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 this conveyance, he in his capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of April, 1999.



Notary Public

My Commission Expires: 9/13/2001

Inst # 1999-17721

EXHIBIT "A"

GENERAL POWER OF ATTORNEY

I, Hosey F. Roper, residing at 10141 Highway 17, Maylene, Alabama 35114, hereby appoint Willie Roper of 7733 Highway 17, Maylene, Alabama 35114, as my Attorney-in-Fact ("Agent").

I hereby revoke any and all general powers of attorney that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf. This power and authority shall authorize my Agent to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire in the future. My Agent's powers shall include, but not be limited to, the power to:

1. Open, maintain or close bank accounts (including, but not limited to, check accounts, and certificates of deposit), brokerage accounts, and other similar accounts with financial institutions.
 - a. Conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity.
 - b. Perform any act necessary to deposit, negotiate, sell or transfer any note, security, or draft of the United States of America, including U. S. Treasury Securities.
 - c. Have access to any safety deposit box that I might own, including its contents.
2. Sell, exchange, buy, invest, or reinvest any assets or property owned by me. Such assets or property may include incoming producing or non-income producing assets and property.
3. Purchase and/or maintain insurance, including life insurance upon my life or the life of any other appropriate person.
4. Take any and all legal steps necessary to collect any amount or debt owed to me, or to settle any claim, whether made against me or asserted on my behalf against any other person or entity.
5. Enter into binding contracts on my behalf.
6. Exercise all stock rights on my behalf as my proxy, including all rights with respect to stocks, bonds, debentures or other investments.

7. Maintain and/or operate any business that I may own.
8. Employ professional and business assistance as may be appropriate, including attorneys, accountants, and real estate agents.
9. Sell, convey, lease, mortgage, manage, insure, improve, repair, or perform any other act with respect to any of my property (now owned or later acquired) including, but not limited to, real estate and real estate rights (including the right to remove tenants and to recover possession). This includes the right to sell or encumber any homestead that I now own or may own in the future.
10. Prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authorization to:
 - a. Prepare, sign and file income and other tax returns with federal, state, and local and other governmental bodies.
 - b. Obtain information or documents from any government or its agencies, and negotiate, compromise, or settle any matter with such government or agency (including tax matters).
 - c. Prepare applications, provide information, and perform any other act reasonably requested by any government or its agencies in connection with governmental benefits (including military and social security benefits).
11. Make gifts from my assets to members of my family and to such other persons or charitable organizations with whom I have an established pattern of giving. However, my Agent may not make gifts of my property to the Agent. I appoint _____, of _____, _____, as my substitute Agent for the sole purpose of making gifts of my property to my Agent, as appropriate.
12. Transfer any of my assets to the trustee of any revocable trust created by me, if such trust is in existence at the time of such transfer.
13. Disclaim any interest which might otherwise be transferred or distributed to me from any other person, estate, trust, or other entity, as may be appropriate.

This Power of Attorney shall be construed broadly as a General Power of Attorney. The listing of specific powers is not intended to limit or restrict the general powers granted in this Power of Attorney in any manner.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing (i) my income to be taxable to my

Agent, (ii) my assets to be subject to a general power of appointment by my Agent, and (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney.

I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred in connection with this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent, if I so request or if such a request is made by any authorized personal representative or fiduciary acting on my behalf.

This Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence. This Power of Attorney shall continue effective until my death. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated January 8, 1999, at Pelham, Alabama.

Signature: Hosey F. Roper
Hosey F. Roper

State of Alabama

County of Shelby

On this the 8th day of January, 1999, before me,
Karen Brantley Dubrost, personally appeared Hosey F. Roper, known to me (or
satisfactory proven) to be the person whose name is subscribed to the within instrument and
acknowledged that he executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Karen Brantley Dubrost
Notary Public

Notary Public / State at Large
Title (and Rank)
My Commission Expires 4-24-2001

This document was prepared by:

Name: Rodger D. Bass
Address: Attorney at Law
P. O. Box 430
Pelham, AL 35124

Inst # 1999-17721

04/28/1999-17721
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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