

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
BUELL E. COBB
2216 SHADY DELL LN.
BIRMINGHAM, AL.
35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG a married man by and through his Attorney-in-fact, JAMES F. BURFORD, III through durable power of attorney attached hereto as Exhibit B which power has been confirmed by affidavit regarding non-revocation of power of attorney as attached hereto as Exhibit C (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BUELL E. COBB and MARY E. COBB (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Mineral and mining rights not owned by the Grantor; (3) Easements and rights-of-way of record or in evidence by use; (4) any portion of the Property located in Shelby County Highway 331 or Retreat Lane; (5) Fact that the Property has been subject to a current use assessment.

The property conveyed herein is not the homestead of any of Michael H. Strong or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Michael H. Strong, has hereunto set his hand and seal, this the 7 day of JUNE, 1999.

Michael H. Strong

By: 

James F. Burford, III
Attorney-in-fact

Inst # 1999-24728

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12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 SNA 188.50

STATE OF ALABAMA)
LATIMER COUNTY)

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

I, the undersigned, a Notary Public in and for said State, hereby certify that
JAMES F. BURFORD III, whose name as Attorney in Fact for MICHAEL H. STRONG,
is signed to the foregoing conveyance and who is known to me, acknowledged before me this
day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact,
and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of JUNE, 1999.

Beverly M. Wood
Notary Public
My Commission Exp. 11/10/02

EXHIBIT A

A parcel of land which is situated in the N 1/2 of the NE 1/4 of Section 35, Township 20 South, Range 2 West, County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the NE corner of Section 35, Township 20 South, Range 2 West; thence South 88 deg. 26 min. 21 sec. West along the North Section line of said Section a distance of 427.49 feet; thence South 1 deg. 33 min. 39 sec. East a distance of 214.50 feet; thence South 89 deg. 34 min. 11 sec. West a distance of 387.22 feet to the point of beginning; thence South 89 deg. 34 min. 11 sec. West a distance of 1,089.91 feet; thence South 34 deg. 46 min. 26 sec. East a distance of 244.39 feet; thence South 6 deg. 35 min. 43 sec. East a distance of 690.98 feet; thence North 76 deg. 30 min. 41 sec. East a distance of 56.35 feet; thence North 81 deg. 40 min. 12 sec. East a distance of 298.56 feet; thence North 63 deg. 47 min. 12 sec. East a distance of 202.19 feet; thence North 76 deg. 15 min. 45 sec. East a distance of 299.87 feet; thence South 87 deg. 18 min. 18 sec. East a distance of 247.94 feet; thence North 83 deg. 41 min. 21 sec. East a distance of 250.69 feet; thence South 51 deg. 46 min. 03 sec. East a distance of 88.95 feet to a point on the Westerly right of way line of Retreat Lane (60 foot Prescriptive Right of Way); thence North 41 deg. 09 min. 41 sec. East along said right of way line a distance of 215.69 feet to a point, said point being the beginning of a curve to the left having a central angle of 23 deg. 39 min. 32 sec., a radius of 272.59 feet and subtended by a chord which bears North 29 deg. 19 min. 56 sec. East a chord distance of 111.76 feet; thence along said curve and along said right of way line a distance of 112.56 feet to its point of intersection with the Westerly Right of Way Line of Shelby County Road No. 331 (80 foot Prescriptive Right of Way), also known as Firetower Road, said point being the beginning of a curve to the right having a central angle of 22 deg. 45 min. 13 sec., a radius of 227.52 feet and subtended by a chord which bears North 20 deg. 43 min. 33 sec. West a chord distance of 89.76 feet; thence along said curve and along the said Right of Way Line of Shelby County Road No. 331 a distance of 90.35 feet; thence South 87 deg. 03 min. 31 sec. West and leaving said Right of Way Line a distance of 229.37 feet; thence North 23 deg. 24 min. 40 sec. West a distance of 151.65 feet; thence North 57 deg. 59 min. 06 sec. West a distance of 464.78 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT 'B'

STATE OF ALABAMA)

JEFFERSON &
SHELBY COUNTIES)

DURABLE POWER OF ATTORNEY

I, the undersigned, Michael H. Strong (the Principal), hereby nominate and appoint James F. Burford, III as my true and lawful attorney-in-fact for the following specific purposes:

I am the owner of 55 acres \pm located in Shelby County, Alabama located at and near Retreat Lane and Shelby County Highway 331 (the Property). It is my desire to subdivide and sell the Property, accordingly, my attorney-in-fact is specifically authorized:

1. To execute on my behalf and in my stead, any and all documents, maps, applications or otherwise in order to implement the subdivision of the Property; and
2. To request on my behalf, information from lenders or other persons, firms or corporations which have an interest in the Property; and
3. To execute on my behalf deeds, closing statements and any other allied and necessary documents in order to effect the closing of sales and conveyance of portions or lots within the Property.
4. To act on my behalf with respect to the Property in anyway whatsoever which is authorized by me in writing to my attorney-in-fact. Said writing shall be sufficient if said writing is transmitted to my attorney-in-fact via facsimile. Such facsimile authorization does not have to be acknowledged or witnessed in order to confer the authority upon my Attorney-in-Fact set forth in this paragraph 4.

The powers conferred upon my attorney-in-fact herein are limited to the foregoing items and further, the powers enumerated herein and my attorney-in-fact's authority under this Power of Attorney shall expire at midnight on the 30 day of June, 1999.

This Power of Attorney shall not be affected by the incapacity or incompetence of the Principal, Michael H. Strong.

Done this 21 day of May, 1999.


Michael H. Strong,

STATE OF ALABAMA
JEFFERSON & SHELBY COUNTIES

I, the undersigned, a Notary Public for the State of Alabama at Large hereby certify that BEVERLY M. WOOD, whose name signed to the foregoing Power of Attorney, and who is known to me, acknowledged before me this day that, being informed of the contents of said Power of Attorney, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of May, 1999.


Notary Public

My Commission Expires 11/10/02

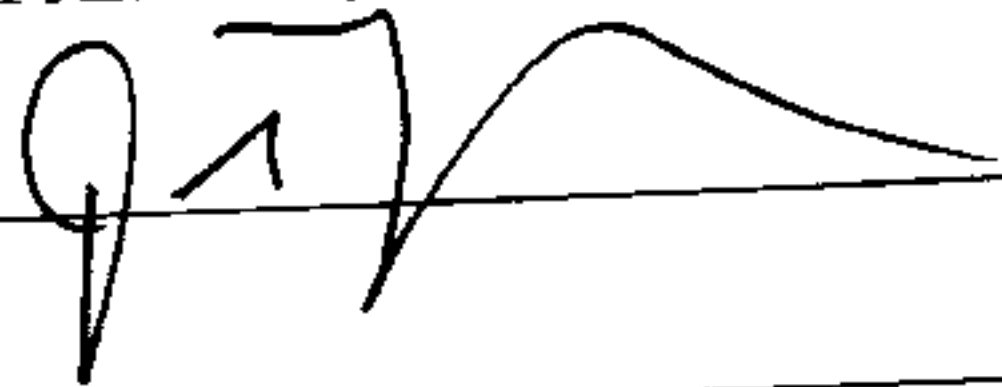
EXHIBIT "C"

STATE OF ALABAMA)
JEFFERSON COUNTY)

AFFIDAVIT REGARDING NON-REVOCATION OF POWER OF ATTORNEY

Personally appeared before me, the undersigned, a Notary Public in and fore the State of Alabama at Large, Beverly M. Wood, who, having been by me first duly sworn, states as follows:

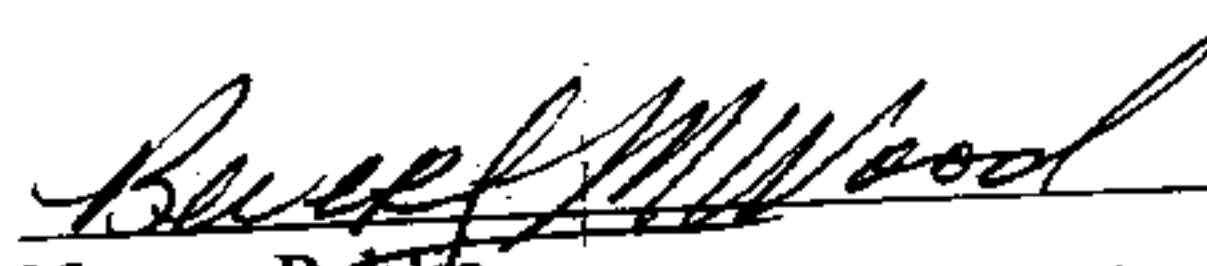
1. My name is James F. Burford, III. I am over the age of twenty-one (21) years, and have personal knowledge of the facts stated herein.
2. On May 21, 1999, appointed me as attorney-in-fact under a Durable Power of Attorney, which is attached as Exhibit "B" to that deed to which this affidavit is attached as Exhibit "C".
3. I have on this day exercised the above-referenced Durable Power of Attorney by executing a closing statement, deed, affidavits, reporting forms, a deferred exchange agreement and other documents relating to the sale of my interest in that real property located in Shelby County, Alabama, which is more particularly described in said Power of Attorney.
4. At the time of execution of the above-mentioned documents, I had no actual knowledge of the termination or revocation of the Limited Durable Power of attorney by revocation or of Michael H. Strong's death. I know Michael H. Strong to be still living.
5. I am making this affidavit pursuant to Code of Alabama, 1975, Section 26-1-2(e).



SUBSCRIBED and sworn to before me on this 7 day of JUNE, 1999.

Inst. # 1999-24728

06/11/1999-24728
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 SNA 188.50


Notary Public
My Commission Expires: 11/10/02