

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

SEND TAX NOTICE TO:
Financial Partners, L.L.C.
114 Riverchase Trail
Birmingham, Alabama 35244

Inst # 1999-26192

06/23/1999-26192
12:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
200 MM

SS. 50
200 MM

GENERAL WARRANTY DEED

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

That in consideration of Five Hundred Fifty Thousand and no/100 Dollars, (\$550,000.00) DOLLARS, in hand paid to the undersigned, James A. Holliman and wife, Judy W. Holliman, (hereinafter referred to as "GRANTOR"), by Financial Partners, L.L.C. (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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

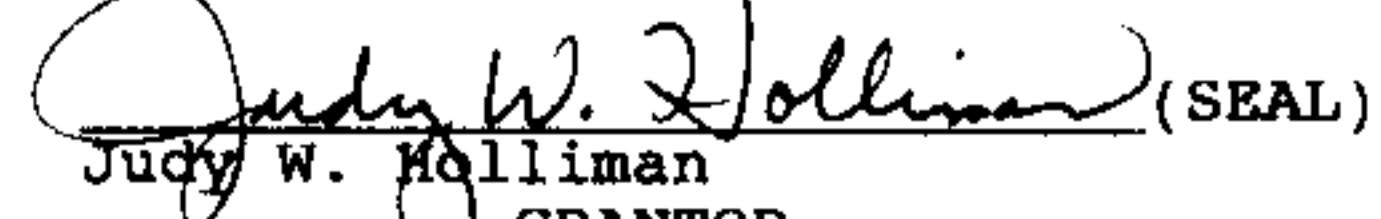
1. Ad valorem taxes for the current year, 1999.
2. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 506 and Deed Book 112, Page 258.

\$508,000.00 of the consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of June, 1999.


James A. Holliman
GRANTOR

Judy W. Holliman (SEAL)
Judy W. Holliman
GRANTOR

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 James A. Holliman and wife, Judy W. Holliman, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 1999.


Karen Sue Underwood
NOTARY PUBLIC
My commission expires: 6-23-2001

EXHIBIT "A"

A Parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4-1/4 section; thence in a Westerly direction along the South line of said 1/4-1/4 a distance of 541.14 feet to the point of beginning; thence continue along last described course a distance of 298.79 feet to the Southeasterly right-of-way line of U.S. Highway 31; thence 115 degrees, 17 minutes, right in a Northeasterly direction, along said right-of-way a distance of 230.84 feet to a point on a curve to the left, said curve having a radius of 261.0 feet and a central angle of 36 degrees, 34 minutes thence 90 degrees, right measured from tangent of said curve in a Northeasterly direction along arc of said curve a distance of 166.57 feet; thence 90 degrees right measured from tangent of said curve in a Southeasterly direction a distance of 192.49 feet to the point of beginning.

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