

PREPARED BY:  
DOUGLAS L. KEY, ATTORNEY  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 867-2211

SEND TAX NOTICE TO:  
J J & D, INC.  
5300 Woodford Drive  
Birmingham, AL 35242

**WARRANTY DEED**

1999-30987  
07/26/1999-30987  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 26 1999

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, HAROLD E. CORN and wife, LELIA CORN, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto J J & D, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Tracts 9, 11 and 13, according to the Survey of Jessica Ingram of the Northeast 1/4 of Section 31, Township 18 South, Range 1 West, as recorded in Map Book 3, Page 54 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1999, which are a lien but not yet due and payable until October 1, 1999, if any.
2. Transmission Line Permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 142, Page 329; Deed Book 112, Page 132 and Deed Book 112, Page 133 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, Page 553; Deed Book 32, Page 183 and Deed Book 140, Page 186 in Probate Office.
4. Riparian Rights, if any, in and to the use of creek.
5. Less and except any portion lying within creek.

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22ND day of JULY, 1999.

Harold E. Corn (L.S.)  
HAROLD E. CORN


Levia Corn (L.S.)  
LELIA CORN

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HAROLD E. CORN and wife, LELIA CORN, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of JULY, 1999.

  
Notary Public

My Commission Expires: 10/31/99

Inst # 1999-30987

07/26/1999-30987  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
SEE CN 661.00