

SEND TAX NOTICE TO:
Loreann, Inc.
206 North Main Street
Columbiana, Alabama 35051

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty Thousand Dollars (\$260,000), including the execution and delivery of a Purchase Money Note in the amount of Two Hundred Eight Thousand Dollars (\$208,000), and other good and valuable consideration paid to the undersigned, **J.D. FALKNER AND WIFE, LORENE J. FALKNER, AND OLIVER P. HEAD AND WIFE, ANN B. HEAD**, (the "Grantors"), by **LOREANN, INC.**, an Alabama corporation, (the "Grantee"), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the real estate situated in Shelby County, Alabama, and described on Exhibit A, attached hereto.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to ad valorem taxes for the current tax year and all subsequent years; mineral and mining rights not owned by the Grantors; and all easements, conditions, restrictions, and other matters of record.

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

The Grantors, for themselves and for their successors and assigns, covenant and agree to warrant and defend title to said property to the Grantee, and to its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed by their duly authorized officer, this 27th day of August, 1999.


J.D. Falkner

Inst # 1999-36211

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08/27/1999-36211
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 67.50

Lorene J. Falkner
Lorene J. Falkner

Oliver P. Head
Oliver P. Head

Ann B. Head
Ann B. Head

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.D. Falkner and wife, Lorene J. Falkner, Oliver P. Head and wife, Ann B. Head, 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.

Given under my hand and official seal this 27th day of August, 1999.

Janice Brasher
Notary Public

My commission expires: 12 - 2 - 2000

AFFIX SEAL

This instrument Prepared by:

William R. Sylvester
WALSTON, WELLS, ANDERSON & BAINS, LLP
505 N. 20th Street, Suite 500
P.O. Box 830642
Birmingham, Alabama 35283-0642
(205) 251-9600

Two Hundred Eight Thousand Dollars (\$208,000) of the consideration for this conveyance was funded from a Purchase Money Mortgage filed contemporaneously herewith.

M:\statutory warranty deed.wpd

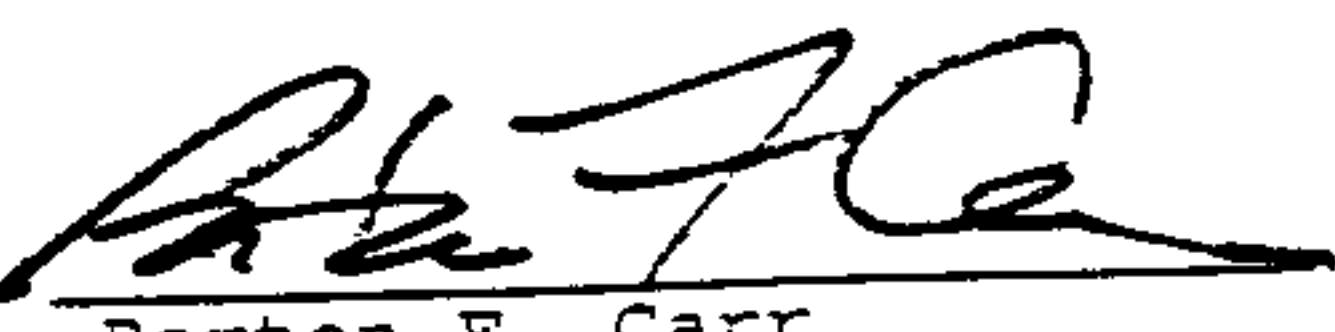
Exhibit "A"

Boundary Description for Mt. Crest Estates, Phase I
CAE #76.19

SURFACE RIGHTS ONLY IN THE FOLLOWING TWO PARTS;

- I. Commence at the northeast corner of the southwest quarter of the northwest quarter of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama; thence westerly along the 1/4, 1/4 line 424.38 feet to the point of beginning; thence left 136°34'07", 668.49 feet; thence right 86°24'11", 394.45 feet; thence south westerly along the arc of a curve (said curve having an included angle of 25°09'24", a radius of 272.45 feet and whose chord forms an angle of 163°08'52" with the previous bearing) 119.62 feet; thence right from the chord of said arc 72°14'31", 965.59 feet along the North right-of-way line of Ferry Road; thence right 90°00'00", 283.98 feet; thence right 51°04'17", 439.11 feet more or less to the point of beginning, containing 11.37 acres, more or less.
- II. Commence at the northeast corner of the southwest quarter of the northwest quarter of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama; thence westerly along the 1/4 - 1/4 line 424.38 feet; thence left 136°34'07", 1055.41 feet; thence left 0°06'31", 60.00 feet to the point of beginning; thence right 0°07'32", 1339.27 feet; thence right 45°23'30", 560.58 feet along the half section line; thence right 133°35'47", 52.03 feet along the North right-of-way line of Ferry Road; thence left 1°14'54", 988.72 feet along the North right-of-way line of Ferry Road; thence left 1°14'47", 836.51 feet along the North right-of-way line of Ferry Road; thence right 90°00'00", 115.00 feet; thence left 90°00'00", 200.00 feet; thence northeasterly along the arc of a curve, curving right (said curve having an included angle of 24°04'55", a radius of 212.45 feet, and whose chord forms an interior angle of 38°25'11" with the previous bearing) 89.29 feet; thence tangent to said curve 164.67 feet; thence northeasterly along the arc of a tangent curve, curving left (said curve having an included angle of 61°02'21", and a radius of 278.90 feet) 297.12 feet more or less to the point of beginning, containing 16.86 acres, more or less.

Prepared by:


Barton F. Carr
AL PLS No. 16685
August 17, 1999.



08/27/1999-36211
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KMS 67.50

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List # 1999-36211