

THIS INSTRUMENT PREPARED BY:  
Stephen P. Leara, Esquire  
Lange, Simpson, Robinson &  
Somerville, LLP  
1700 Regions Bank Building  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
George A. Drakos  
Drakos Family Partnership  
1681 Montgomery Highway  
Birmingham, Alabama 35216  
Inst # 1999-44781

WARRANTY DEED

10/29/1999-44781  
12:32 PM CERTIFIED

STATE OF ALABAMA )  
SHELBY COUNTY )

SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 64.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIFTY-THREE THOUSAND AND NO/100 (\$53,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we

NANCY DRAKOS AND DINO DRAKOS

(herein referred to as "Grantors"), do grant, bargain, sell, and convey unto

DRAKOS FAMILY PARTNERSHIP, an Alabama general partnership,  
(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

That certain lot in the Town of Columbiana, Alabama, situated on the North side of Fort Williams Ferry Road described as follows; Beginning at point of intersection of the north line of Fort Williams Ferry Road with the East line of an alley running in a Northerly direction from the Fort Williams Ferry Road to the Columbiana and Wilsonville Highway, and from said point of beginning run thence in an Easterly direction along North right of way line of Fort Williams Ferry Road, a distance of 207 feet to an iron post; run thence North 28 deg. West along the West line of the property belonging to heirs of Charlie Goodwin, deceased, a distance of 187.7 feet, more or less, to a point in the center of a drain ditch; run thence West 40 deg. South along the center of said drain ditch a distance of 204.5 feet, more or less, to the intersection of said ditch, with the Eastern right of way line of said alley; run thence South 28 deg. East along East margin of said alley a distance of 128.9 feet, more or less, to point of beginning, and being known as part of Lot No. 81, according to Horsley's Map of the Town of Columbiana. Said lot being situated in the NE1/4 of the NW1/4 of Section 25, Township 21, Range 1 West, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

Inst # 1999-44781

Subject to:

1. Ad valorem taxes for the year 1999, which are due and payable.

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

And we do, for ourselves and for our heirs, executors, administrators and assigns covenant with the Grantees, its successors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that said premises 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 Grantee, its successors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27th day of October, 1999.

Nancy Drakos (Seal)  
NANCY DRAKOS

Dino Drakos (Seal)  
DINO DRAKOS

STATE OF ALABAMA)  
SHELBY COUNTY )

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that NANCY DRAKOS and DINO DRAKOS, 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 on this the 27th day of October, 1999.

Steph P. Lane  
Notary Public  
My Commission Expires: 11-24-2001

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