

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

Send Tax Notice To
Inst # 1999-45669
11/05/1999 11:09 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
306 MFS 151-00

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 FIFTY THOUSAND Dollars (\$ 150,000.00) 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, Stephen E. Lambert, unmarried (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Rodney B. Denman and Carmen K. Denman (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:

Described on Exhibit "A" attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2000 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Fact that the property conveyed herein is zoned A-1 under the zoning ordinances of Pelham, Alabama.

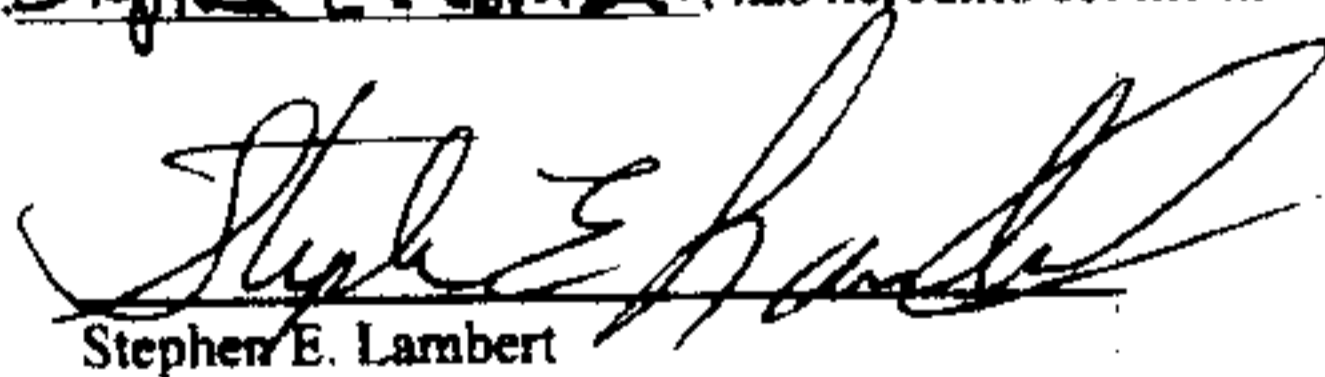
SPECIAL RESTRICTIONS Up until November 1, 2002, the following restrictions shall apply to the property conveyed herein: (A) No request for rezoning from the current zoning classification of Pelham A-1 shall be made until on or after November 1, 2002. (B) No mobile homes shall be allowed on the property and no buildings other than single family residences shall be located closer than 230 feet from Highway 11 until on or after November 1, 2002. (C) On and after November 1, 2002, the aforementioned restrictions shall no longer apply to the property conveyed herein, however, Grantee understands for themselves and their heirs, successors and assigns that after November 1, 2002, the property conveyed herein will be subject to any restrictions imposed by the zoning requirements of the City of Pelham and/or any other governmental entity having jurisdiction over the property conveyed herein.

The property conveyed herein is not the homestead of any of the Grantor 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, Stephen E. Lambert, has hereunto set his hand and seal, this the 1 day of November 1999.


Stephen E. Lambert

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen E. Lambert, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of Nov., 1999.


Notary Public
My Commission Expires: 3-1-2002

Inst # 1999-45669

EXHIBIT 'A'

Two parcels of land located in the SW 1/4 of the NE 1/4 of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Parcel A:

Begin at the SW corner of the SW 1/4 of the NE 1/4 of said Section 16; thence South 89 deg. 49 min. 07 sec. East along the South line of said 1/4 1/4 Section a distance of 1,089.73 feet to a point lying on the Northwesterly right of way line of CSX Railroad (100 foot right of way); thence North 34 deg. 25 min. 42 sec. East along said right of way line a distance of 383.19 feet to a point lying on the East line of said 1/4 1/4 Section; thence North 0 deg. 18 min. 53 sec. West along said 1/4 1/4 line and leaving said right of way line a distance of 711.29 feet; thence North 24 deg. 34 min. 17 sec. West a distance of 214.50 feet to a point lying on the Southeasterly right of way line of Shelby County Highway No. 11 (80 foot right of way); thence South 43 deg. 36 min. 57 sec. West along said right of way line a distance of 492.63 feet to the beginning of a curve to the right having a central angle of 17 deg. 10 min. 13 sec., a radius of 2,740.00 and subtended by a chord which bears South 52 deg. 12 min. 03 sec. West a chord distance of 818.05 feet; thence along said curve and said right of way line a distance of 821.11 feet to the end of said curve; thence South 60 deg. 47 min. 09 sec. West and continuing along said right of way line a distance of 262.84 feet to a point lying on the West line of said 1/4 1/4 Section; thence South 0 deg. 34 min. 50 sec. East along said 1/4 1/4 line and leaving said right of way line a distance of 232.67 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel B:

Begin at the SE corner of the SW 1/4 of the NE 1/4 of said Section 16; thence North 0 deg. 18 min. 53 sec. West along the East line of said 1/4 1/4 Section a distance of 140.73 feet to a point lying on the Southeasterly right of way line of CSX Railroad (100 foot right of way); thence South 34 deg. 28 min. 44 sec. West along said right of way line a distance of 170.34 feet to a point lying on the South line of said 1/4 1/4 Section; thence South 89 deg. 49 min. 07 sec. East along said 1/4 1/4 line and leaving said right of way line a distance of 97.20 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1999-45669

11/05/1999-45669
11:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HWS 161.00