

This Instrument Prepared by
Grant Dunnam
P.O. Box 416
McCalla, AL 35111

Send Tax Notice To:
The 120 Selwyn Abbey
Trust,
Howard Grant Dunnam Jr.
As Trustee,
P.O. Box 416
McCalla, AL 35111

Inst # 2000-06446

WARRANTY DEED TO TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

03/01/2000-06446
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12-00

KNOWN ALL MEN BY THESE PRESENTS

That in consideration of Ten-----XX/100 DOLLAR
(AND OTHER GOOD AND VALUABLE CONSIDERATIONS)
to the undersigned grantor(whether one or more), in hand paid by the grantee herein, the
receipt whereof is acknowledged, I or we,

HOWARD GRANT DUNNAM JR., AS TRUSTEE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

THE 120 SELWYN ABBEY TRUST, HOWARD GRANT DUNNAM JR.,
NOT PERSONALLY, AS TRUSTEE

as Trustee and not personally under the provisions of a Trust Agreement dated the
5th day of FEBRUARY 2000, known as THE 120 SELWYN ABBEY TRUST, the
following described real estate, situated in:

SHELBY COUNTY, ALABAMA. to-wit:
LOT 35, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY, SECTOR 12,
AS RECORDED IN MAP BOOK 18, PAGE 128, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto,
belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the
appurtenances attached thereto upon the trust and for the uses and purposes herein and in
said Trust agreement set forth.

FULL power and authority granted to said Trustee, with respect to the said premises or
any part of it, and at any time or times, to subdivide said premises or any part thereof, to
dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof,
and to resubdivide said property as often as desired, to contract to sell, to grant options to
purchase, to sell on any terms, to convey either with or without consideration, to donate,
to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease
said property, or any part, from time to time, in possession or reversion by lease to
commence now or later, and upon any terms and for any period or periods of time and to
renew or extend leases upon any terms and for any period or periods of time, to renew or
extend leases upon any terms and for any period or periods of time, and to amend, change
to modify the terms and provisions thereof at any time hereafter, to contract to make
leases and to grant options to lease and options to renew leases and options to purchase
the whole or any part of the reversion and contract respecting the manner of fixing the
amount of future renters, to partition or to exchange the said property or any part thereof
for other real or personal property, to grant easements or changes of any kind, to release,
convey or assign any right, title or interest in or about easement appurtenant to said
premises or any part thereof, and to deal with said property and every part thereof in all
other ways and for such other considerations as it would be lawful for any person owning

the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with the said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said Trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see the terms of this Trust have been complied with, or be obliged to inquire into the necessity or expediency or any act of said Trustee, or be obliged or privileged to inquire into any terms of said Trust Agreement, and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance with the Trust's constitutions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever, and that the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantor has hereunto set their hands and seals this 1st day of MARCH, 2000.



Howard Grant Dunnam Jr.

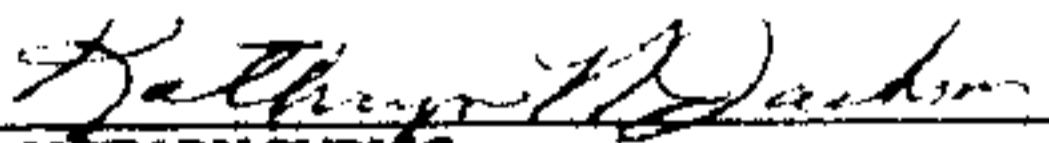
STATE OF ALABAMA
COUNTY OF SHELBY

Before me personally the individuals above-written to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledge to and before me the he/she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid, this 1st day of March, 2000.

My Commission Expires:

Feb 2001


NOTARY PUBLIC

Inst # 2000-06446

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11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00