

Send Tax Notice to:
Lee House
21290 Highway 25
Columbiana, Al 35051

Instrument Prepared By:
John G. Lowther
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Bobby E. Holcombe, a married man, hereinafter called "Grantor", and Lee House, hereinafter called "Grantee".

The Grantor, for and in consideration of Five Hundred Thousand and No/100 (\$500,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee, the following described real estate, together with all singular the improvements thereon, fixtures, rights, easements, privileges, tenements and appurtenances thereunto belonging or in any wise appertaining, located in Shelby County, Alabama:

As described in Exhibit "A" attached hereto and incorporated herein by this reference.

The property herein conveyed is not and never has been the homestead of Grantor or his spouse.

The purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

2. Less and except any part of the subject property lying within the right of way of a public road.

TO HAVE AND TO HOLD unto the said Grantee, his successors, heirs and assigns, in fee simple absolute, forever.

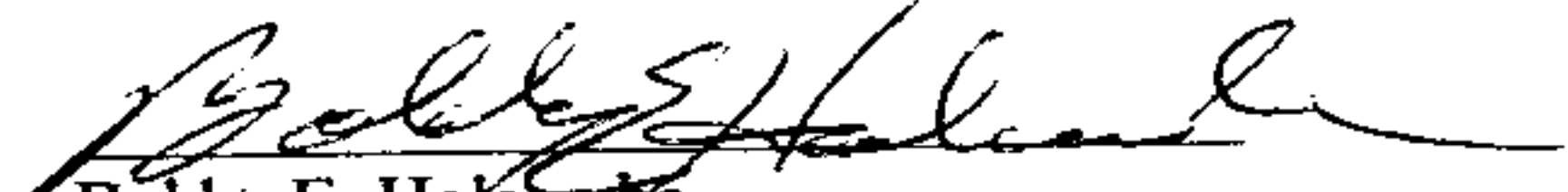
Grantor covenants with the said Grantee, his successors, heirs and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he

05/01/2000-14176
02:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 16.00

Inst # 2000-14176

will warrant and defend the same to the said Grantee, his successors, heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on
this the 28th day of April, 2000.


Bobby E. Holcombe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that
Bobby E. Holcombe, whose name is signed to the foregoing General Warranty Deed, and who is
known to me, acknowledged before me on this date that, being informed of the contents of the
General Warranty Deed, he executed the same voluntarily.

Given under my hand and seal this 28th day of April, 2000.



Notary Public
My Commission Expires: 1-3-03

EXHIBIT "A" TO DEED

Commence at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, thence run Southerly along the West boundary of said 1/4-1/4 section a distance of 785.60 feet to a point on the Southeast boundary of the right-of-way of Alabama Highway No. 25 (Columbiana By-Pass); thence turn an angle of 154 degrees, 05 minutes left and run along the said Southeast right-of-way for a distance of 203.84 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 93 degrees, 30 minutes, 39 seconds to the right and run 87.87 feet to a point; thence turn an angle of 81 degrees, 53 minutes, 06 seconds to the right and run 93.19 feet to a point; thence turn an angle of 86 degrees, 06 minutes, 27 seconds to the right and run 13.33 feet to a point; thence turn an angle of 86 degrees, 33 minutes, 18 seconds to the left and run 100.34 feet to a point; thence turn an angle of 109 degrees, 45 minutes, 54 seconds to the left and run 258.03 feet to a point; thence turn an angle of 53 degrees, 02 minutes to the left and run 72.32 feet to a point; thence turn an angle of 50 degrees, 20 minutes to the left and run 227.81 feet to a point; thence turn an angle of 39 degrees, 40 minutes to the left and run 204.00 feet to a point on the Southeast right-of-way line of aforementioned State Highway 25; thence turn an angle of 102 degrees, 09 minutes to the left and run along said right-of-way for 200.81 feet to the point of beginning.

Said parcel is lying in the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, and situated in Shelby County, Alabama.



Inst # 2000-14176

05/01/2000-14176

02:32 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 NMS

16.00