

Send Tax Notice To:
Omni-Vest, L. L. C.
P. O. Box 6225
Talladega, AL 35161

This instrument was prepared by:
James W. Fuhrmeister
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 2000-16276

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **Seven Hundred Thousand and 00/100 Dollars (\$700,000.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Edward A. Piper and Jan Hamby Piper, husband and wife**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Omni-Vest, L. L. C.**, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Exhibit "A" for legal description.

Subject to:

1. General and special taxes for 2000 and subsequent years not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 112 pages 117 and 191; Deed Book 111 page 415; Deed Book 107 page 266 and Deed Book 105 page 262 in the Probate Office.
3. Reservations, limitations and conditions as set out in easement(s) for ingress and egress from Barbara Hamby Stone and Mary S. Hamby to be recorded.
4. Agreement by Jan Hamby Piper as set out in Real 187 page 272 in Probate Office.
5. Flood Rights acquired by Alabama Power Company as set out in Deed Book 263 page 208 in Probate Office.
6. Terms and conditions and limitations as set out in the Covenant Settlement with Lennis W. Caudill in re Case No. CV 91-879-NS and set out by Inst. # 1992-15943 in Probate Office.
7. All other existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

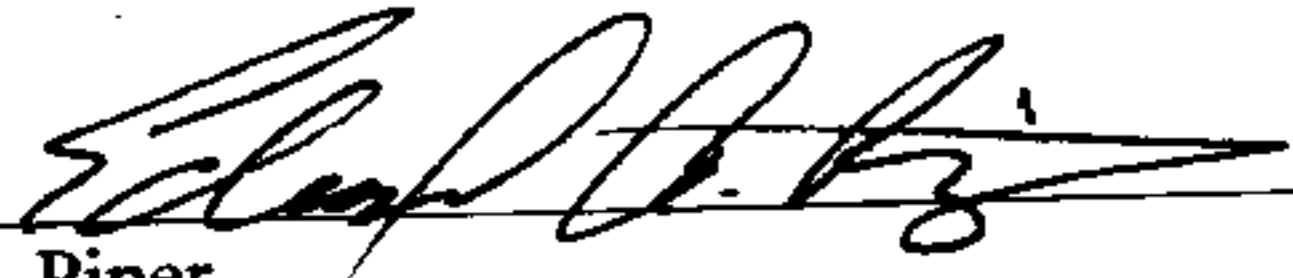
05/17/2000-16276
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HHS 22.50

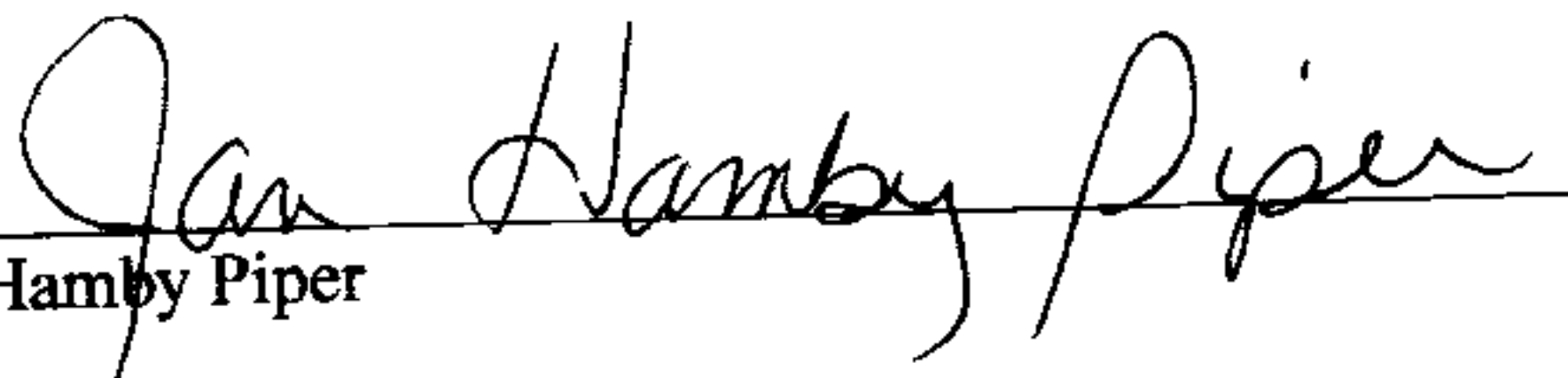
NOTE: \$691,400.00 of the above consideration was paid from the proceeds of mortgages filed simultaneously herewith.

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

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its heirs, successors 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 I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of May, 2000.


Edward A. Piper


Jan Hamby Piper

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Edward A. Piper and Jan Hamby Piper, husband and wife, 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 date the same bears date.

Given under my hand and official seal, this the 15th day of May, 2000.


Notary Public

My commission expires:

5/21/03

Begin at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East; thence South 00 deg. 42 min. 10 sec. West along the East line of said 1/4 1/4 Section and run 1701.38 feet to the Northwest bank of the Coosa River; thence along the bank of said Coosa River for the next 27 calls; South 56 deg. 32 min. 28 sec. West and run 100.49 feet; thence South 51 deg. 25 min. 27 sec. West and run 53.96 feet; thence South 51 deg. 46 min. 43 sec. West and run 97.69 feet; thence South 56 deg. 09 min. 08 sec. West and run 41.70 feet; thence South 49 deg. 43 min. 54 sec. West and run 56.34 feet; thence South 53 deg. 06 min. 28 sec. West and run 63.60 feet; thence South 52 deg. 16 min. 52 sec. West and run 54.53 feet; thence South 52 deg. 11 min. 36 sec. West and run 78.04 feet; thence South 51 deg. 43 min. 44 sec. West and run 111.89 feet; thence South 49 deg. 33 min. 19 sec. West and run 93.71 feet; thence South 37 deg. 49 min. 22 sec. West and run 59.67 feet; thence South 70 deg. 39 min. 00 sec. West and run 51.14 feet; thence North 87 deg. 37 min. 26 sec. West and run 23.24 feet; thence South 02 deg. 29 min. 08 sec. East and run 46.75 feet; thence South 49 deg. 06 min. 38 sec. West and run 111.06 feet; thence South 41 deg. 58 min. 21 sec. West and run 76.97 feet; thence South 47 deg. 47 min. 49 sec. West and run 70.24 feet; thence South 44 deg. 37 min. 13 sec. West and run 73.81 feet; thence South 45 deg. 09 min. 31 sec. West and run 52.38 feet; thence North 33 deg. 58 min. 59 sec. West and run 104.95 feet; thence South 28 deg. 57 min. 12 sec. West and run 57.52 feet; thence South 25 deg. 40 min. 42 sec. East and run 66.60 feet; thence South 28 deg. 53 min. 39 sec. West and run 72.32 feet; thence South 48 deg. 35 min. 04 sec. West and run 80.28 feet; thence South 53 deg. 46 min. 15 sec. West and run 62.38 feet; thence South 48 deg. 28 min. 37 sec. West and run 108.70 feet; thence South 53 deg. 27 min. 38 sec. West and run 87.38 feet; thence leaving said bank of the Coosa River North 02 deg. 08 min. 32 sec. East and run 167.41 feet; thence North 03 deg. 46 min. 25 sec. East and run 244.19 feet to the South right of way line of Chancellor Ferry Road; thence along said right of way line South 88 deg. 40 min. 35 sec. West and run 159.72 feet; thence along said right of way line North 76 deg. 26 min. 50 sec. West and run 245.09 feet; thence along said right of way line North 76 deg. 13 min. 40 sec. West and run 343.03 feet; thence along said right of way line North 61 deg. 51 min. 50 sec. West and run 320.70 feet; thence along said right of way line North 43 deg. 20 min. 09 sec. West and run 418.47 feet to a point on the West line of the SW 1/4 of the SE 1/4 of said Section 13; thence North 00 deg. 15 min. 29 sec. East and run 484.83 feet; thence North 02 deg. 40 min. 54 sec. East and run 1313.31 feet; thence North 89 deg. 08 min. 36 sec. East and run 1269.27 feet; thence North 89 deg. 09 min. 13 sec. East and run 1299.49 feet back to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT

"A"

05/17/2000-16276
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 WMS 22.50