

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
BRENDA D. BURNETT
300 Cahaba Park South, #208
Birmingham, AL 35243

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$120,000.00) to the undersigned grantor or grantors, YASUHIKO OYAMA a married man, an undivided one-half (1/2) interest and SHIGERU OYAMA, a married man, an undivided one-fourth (1/4) interest, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto BRENDA D. BURNETT (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Exhibit "A" is attached hereto and made a part hereof.

Subject to:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000.
Existing covenants and restrictions, easements, building lines, and limitations of record.

The property conveyed herein does not constitute the homestead of either of the Grantors or their spouses.

TO HAVE AND TO HOLD: Unto the said GRANTEE his, her or their heirs and assigns, forever.

And I/we do for myself/ourselves, and for my/our heirs, executors and administrators, covenant with said GRANTEE their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 9th day of May, 2000


YASUHIKO OYAMA


SHIGERU OYAMA, by
YASUHIKO OYAMA, Attorney in Fact

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that YASUHIKO OYAMA, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date
Given under my hand and official seal, this the 9th day of May, 2000


Notary Public

My Commission Expires: 6/5/03

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Yasuhiko Oyama, whose name as Attorney in Fact for Shigeru Oyama, under that certain Durable Power of Attorney recorded on 5/22/00 in Instrument # 2000-16687, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of May, 2000


Notary Public

My Commission Expires: 6/5/03

05/22/2000-16688
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 000 121.00

Inst • 2000-16688

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land located in the East 1/2 of NW 1/4 of Section 29, Township 19 South, Range 1 West, more particularly described as follows:

From a 2 inch pipe accepted as the Southwest corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence North along the accepted West boundary of said NE 1/4 of NW 1/4 a distance of 379.01 feet to the point of beginning of herein described parcel of land; thence turn 68 deg. 31 min. 50 sec. right and run 1422.96 feet to a 1/2 inch rebar on the accepted East boundary of said NE 1/4 of NW 1/4; thence turn 111 deg. 48 min. 25 sec. right and run 337.0 feet along the accepted East boundary of said NE 1/4 of NW 1/4 to a 1/2 inch rebar; thence turn 90 deg. 0 min. 0 sec. right and run 30.00 feet to a point in the center of a 60 foot non-exclusive easement for ingress, egress and utilities; thence turn 66 deg. 31 min. 54 sec. left and run 56.21 feet along said easement centerline and the following courses; 14 deg. 28 min. 11 sec. right for 215.45 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.91 feet; thence turn 28 deg. 10 min. 58 sec. left and run 129.98 feet along said easement centerline to a 1/2 inch rebar; thence turn 80 deg. 20 min. 18 sec. right and run 696.05 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

A non-exclusive 60 foot private easement for ingress and egress:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789.40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215.46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 min. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination; being situated in Shelby County, Alabama.

Inst # 2000-16688

05/22/2000-16688
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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