

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
S. John and Karen C. Lakanen
600 County Road 438
Wilsonville, AL 35186

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 2000-36378
10/19/2000-36378
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMB 157.00

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Six Thousand and 00/100 Dollars (\$256,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, OLLIE R. PARDUE and KANANI L. PARDUE, Husband and Wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto S. JOHN LAKANEN and KAREN C. LAKANEN (herein referred to as GRANTEES) as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

See Legal Description Attached as Exhibit "A".

One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00) of the consideration is from a purchase money first mortgage which is given simultaneously with the granting of this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executor and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and 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.

Dated this the 16th day of October, 2000.


GRANTOR: OLLIE R. PARDUE


GRANTOR: KANANI L. PARDUE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that OLLIE R. PARDUE and KANANI L. PARDUE, 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 day the same bears date.

Given under my hand and official seal this the 16th day of October, 2000.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/01

EXHIBIT "A"

PARCEL I:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ on an azimuth of $359^{\circ}45'$ a distance of 775.75 feet to a point on the Easterly ROW of Shelby County Road #438, thence an azimuth of $20^{\circ}22'$ Northeasterly along the said ROW a distance of 72.08 feet to the point of beginning of a 2.0 acre tract; thence an azimuth of $107^{\circ}00'$ Southeasterly a distance of 310.95 feet to the point of beginning of a 3.00 acre tract of land herein described; thence an azimuth of $80^{\circ}35'38''$ Northeasterly a distance of 390.71 feet; thence an azimuth of $00^{\circ}06'27''$ Northerly a distance of 308.35 feet; thence an azimuth of $270^{\circ}34'12''$ Northwesterly a distance of 382.00 feet; thence an azimuth of $180^{\circ}37'42''$ Southwesterly a distance of 375.99 feet to the point of beginning of said 3.00 acre tract.

Situated in Shelby County, Alabama.

PARCEL II:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run thence on an azimuth of $359^{\circ}45'$ Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 775.75 feet to a point; thence run on an azimuth of $20^{\circ}22'$ a distance of 72.08 feet to the point of beginning of the property being described; thence run on an azimuth of $107^{\circ}00'$ a distance of 310.95 feet to a point; thence run on an azimuth of $0^{\circ}37'42''$ a distance of 375.99 feet to a point; thence run on an azimuth of $270^{\circ}34'12''$ in a Westerly direction a distance of 191.30 feet to a point on the East right of way line of Shelby County Highway No. 438; thence run Southwesterly along said right of way line on an azimuth of $204^{\circ}23'59''$ a distance of 57.94 feet to a point on same right of way line; thence continue along said right of way line in a Southwesterly direction on an azimuth of $203^{\circ}06'01''$ a distance of 100.17 feet to a point; thence continue along said right of way line in said direction on an azimuth of $203^{\circ}05'39''$ a distance of 95.55 feet to a point; thence continue along said right of way line in said direction on an azimuth of $189^{\circ}55'46''$ a distance of 54.99 feet to the point of beginning

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