

Send tax notice to:
Michael E. Stephens
3230 Cahaba Valley Rd.
Pelham, AL 35124

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Rose & White LLP
2001 Park Place, Suite 1400
Birmingham, Alabama 35203-2736

Inst # 2001-04350

STATE OF ALABAMA)

02/07/2001-04350

SHELBY COUNTY)

09:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CJ1 29.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) in hand paid to Ida M. Bishop, an unmarried woman ("Grantor") by Michael E. Stephens ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the northeast corner of the northeast quarter of Section 28; thence run in a southerly direction along the east line of said quarter a distance of 975.47 feet to a ½" open-top iron found on the southeast right-of-way of Alabama Highway #119, said point being the point of beginning of the parcel herein described; thence continue in a southerly direction along the last described course a distance of 460.00 feet to a point in the center of Bishop Creek; thence following the meander of the centerline of said creek 300 feet more or less to a point in the centerline of said creek which lies on a tie line forming an interior angle of 110°07'00" at a distance of 246.00 feet from the last course and point; thence from said line turn an interior angle of 70°03'56" and leaving said creek run in a northerly direction a distance of 460.69 feet to an RCF rebar & cap found on the southeasterly right-of-way of said Highway #119; thence turn an interior angle of 109°40'10" and run to the right in a northeasterly direction along said right-of-way a distance of 247.14 feet to the point of beginning.

\$185,000.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to Grantee, his heirs and assigns forever; subject, however, to the following:

1. Ad valorem taxes for the 2001 tax year and thereafter
2. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 101, page 529, and Deed Book 112, page 510

I do for myself, my heirs, executors, administrators, and assigns, covenant with Grantee, his heirs, executors, administrators, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and assigns shall, warrant and defend the same to Grantee, his heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 15th day of Feb, 2001.

Ida M. Bishop
Ida M. Bishop

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ida M. Bishop, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 15th day of Feb, 2001.

Jay S. Struppell
Notary Public

[NOTARIAL SEAL]

My commission expires 1/29/04

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