

This instrument prepared by:
William S. Hereford
Burr & Forman LLP
3100 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203

TITLE NOT EXAMINED
Send Tax Notice To:

Homer Bearden and Elizabeth Lee Sabo
PO Box 715
Montevallo, AL 35115

*****MINIMUM VALUE: \$1,000.00*****

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, together with other good and valuable consideration, the receipt of all of which is hereby acknowledged, FIRST UNION NATIONAL BANK NWK, CUSTODIAN FOR BREEN (the "GRANTOR"), does hereby remise, release, and quitclaim unto Homer Bearden & Elizabeth Lee Sabo, as tenants in common (the "GRANTEE") all of its right, title and interest, if any, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

PARCEL #: 58/27/06/14/0/000/004/000

LEGAL DESCRIPTION: BEG NW COR SE ¼ NW ¼ E 1040 S 840 SW 61.9 SW 289.9 SE 173.5 TO CREEK
NELY ON CREEK 600 S TO N ROW CO RD 12 SW ON ROW 150 NW 1 415.1 N
TO POB S 14 T 22 S R 03 W AC

This deed conveys any and all interests of Grantor in such property under that certain tax deed recorded as Instrument 2000-34247 in the Office of the Judge of Probate of Shelby County, Alabama and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession not shown by public records.
2. Easements or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 26 day of November, 2001.

**FIRST UNION NATIONAL BANK NWK,
CUSTODIAN FOR BREEN**

BY: Maria Foster
ITS: MARIA FOSTER
ASSISTANT VICE-PRESIDENT

Return to: M. A. Spears

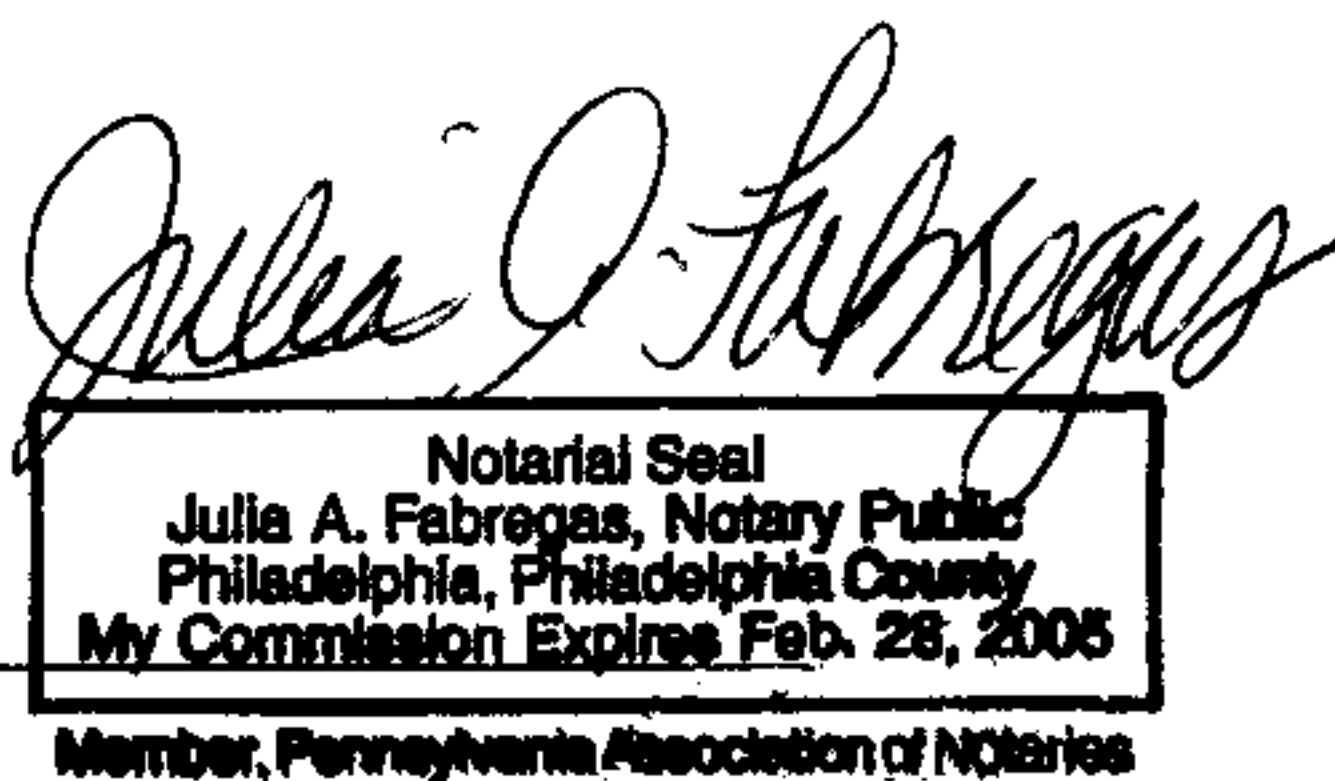
12/03/2001-52140
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

STATE OF Pennsylvania)
Philadelphia COUNTY)

I, Julia A. Fabregas, a Notary Public in and for said County, in said State, hereby certify that Maria Foster whose name is signed to the foregoing conveyance as AVP of First Union National Bank NWK, Custodian for Breen, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, s/he executed the same voluntarily on the day same bears date, as the authorized representative and as the act of First Union National Bank NWK, Custodian for Breen.

Given under my hand and seal this 26 day of November, 2001.

Notary Public
My commission expires: _____



Inst. # 2001-52140

12/03/2001-52140
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00