

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
150 Newgate Road
Alabaster, AL 35007

Inst # 2002-01397

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Fifteen Thousand and no/100 DOLLARS (\$115,000.00) the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof acknowledged, the undersigned Debbie M. Cox and Dan L. Cox, wife and husband (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto James N. Carroll (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land situated in the Southeast ¼ of the Southeast ¼ of Section 34, Township 20 South, Range 3 West, described as follows.

Commence at the Southeast corner of said ¼-¼ Section; thence run North along the East ¼-¼ line 261 feet, more or less, to the North right-of-way of the Alabaster-Helena Road; thence turn left and run parallel with said road 964 feet to the East side of 13th Street Northwest; thence continue last course 30 feet to the West side of said 13th Street Northwest; thence turn right and run North along the West right-of-way of 13th Street Northwest 200 feet to the point of beginning; thence continue last course 100 feet; thence turn left 83 degrees 46 minutes and run Northwest 191.5 feet, thence turn left 91 degrees 21 minutes and run Southwest 100 feet; thence turn left 88 degrees 49 minutes and run Southwest 200 feet to the point of beginning.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 48, page 461, in the Probate Office of Shelby County, Alabama.
2. Right-of-way granted to Alabama Power Company recorded in Deed Book 129, page 37, in the Probate Office of Shelby County, Alabama.

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

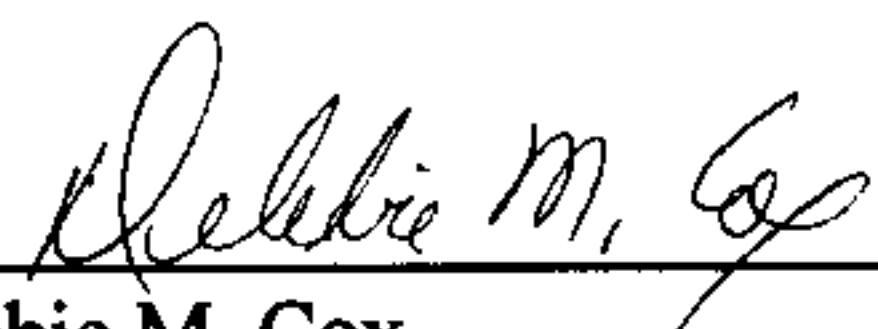
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

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shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 20th day of December, 2001.


Debbie M. Cox


Dan L. Cox

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debbie M. Cox and Dan L. Cox, wife and husband, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2001.




Notary Public

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