

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

c/o George Dreher
P. O. box 131449
Birmingham, AL 35213

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JIMMY H. ELROD AND WIFE, PEGGY ANN ELROD** (herein referred to as Grantors) do grant, bargain, sell and convey unto **GEORGE R. DREHER, PAUL A. DREHER AND FRANK R. BRAGAN** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

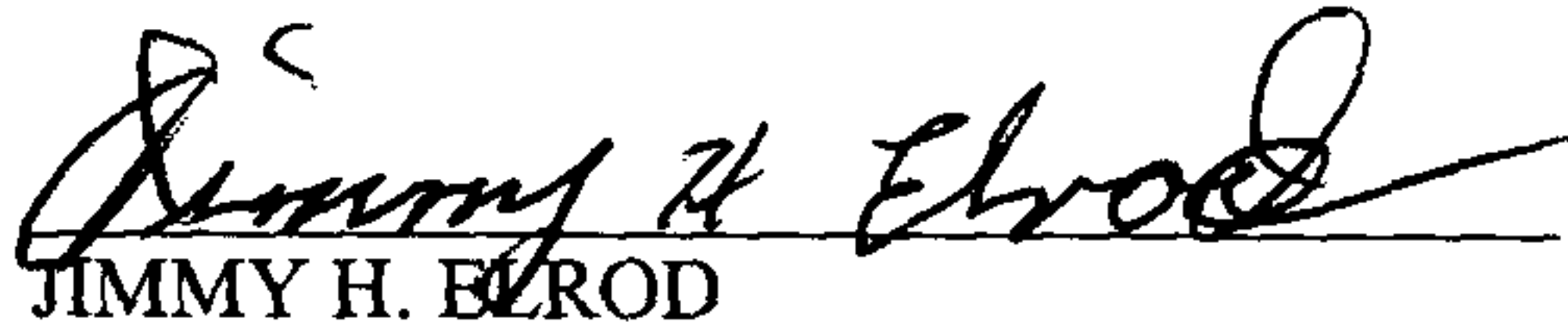
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set our hands and seal, this 27TH day of September, 2002.

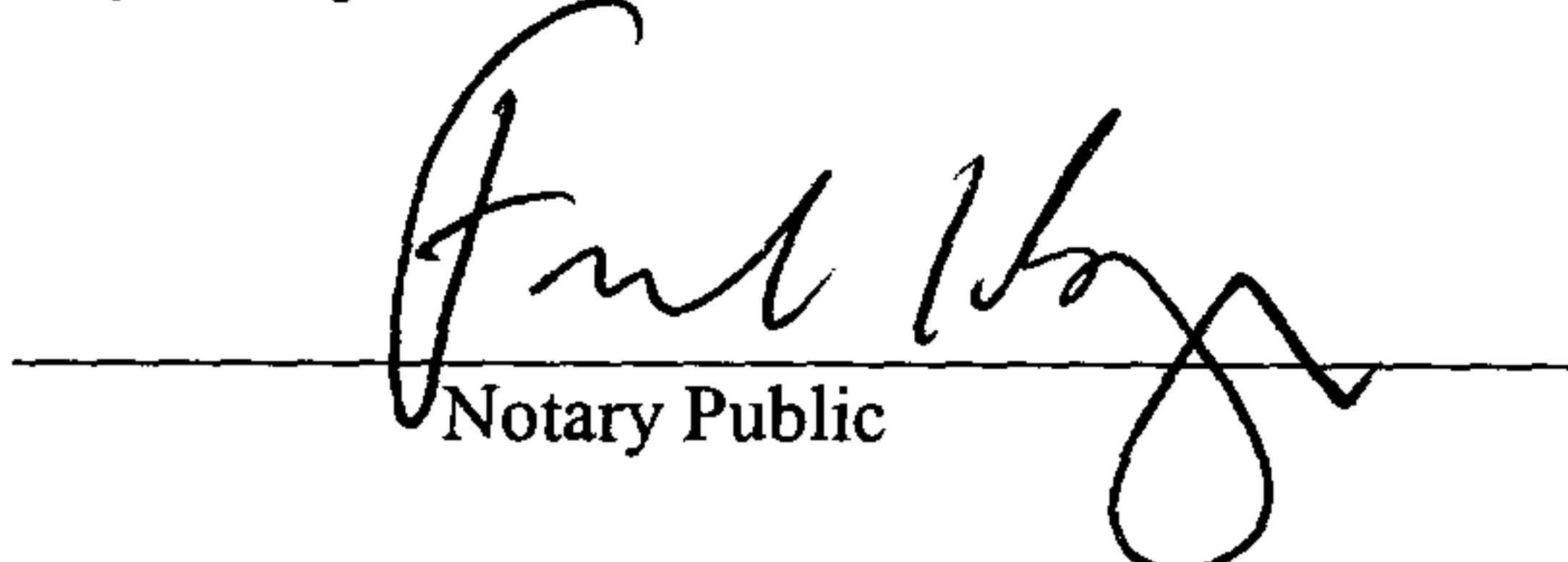

JIMMY H. ELROD


PEGGY ANN ELROD

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JIMMY H. ELROD AND WIFE PEGGY ANN ELROD** 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 27th day of September, 2002.


Notary Public

My Commission Expires:

11-20-04

EXHIBIT "A"

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Begin at the Southeast corner of the SW1/4 of the NW 1/4 of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 88 deg. 5 min. 58 sec. West along the South line of said 1/4-1/4 Section a distance of 1340.44 feet to the Northeast corner of the NE 1/4 of SE1/4 of Section 13, Township 20 South, Range 1 West; thence South 64 deg. 54 min. 49 sec. West a distance of 382.26 feet to the easterly right of way of Shelby County Highway 49; thence North 27 deg. 53 min. 34 sec. West along said right of way a distance of 343.68 feet to a point of curve to the right having a central angle of 34 deg. 42 min. 29 sec. and a radius of 1260.00 feet; thence along the arc of said curve and along said right of way a distance of 763.27 feet; thence North 6 deg. 48 min. 55 sec. East along said right of way a distance of 272.25 feet to the intersection of said right of way and the centerline of Yellow Leaf Creek; thence along the centerline of said creek and leaving said right of way a distance of 3741 feet, more or less to the North line of the South 1/2 of the NW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 1 East (chord bearing North 58 deg. 28 min. 24 sec. East and chord distance of 1582.70 feet); thence South 89 deg. 16 min. 8 sec. East leaving said centerline and along said North line a distance of 630.24 feet to a point on the East line of NW 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 1 East; thence South 0 deg. 46 min. 47 sec. West a distance of 2015.16 feet to the point of beginning; being situated in Shelby County, Alabama.