

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Jason A. Johnston
42 Oak Trail
Birmingham, Alabama 35242

COUNTY OF SHELBY)

GENERAL WARRANTY DEED


20030106000011220 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
01/06/2003 15:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Five Thousand and 00/100 (\$85,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lisa L. Beard and Jeff L. Beard, wife and husband** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jason A. Johnston, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached Exhibit "A" for legal description.

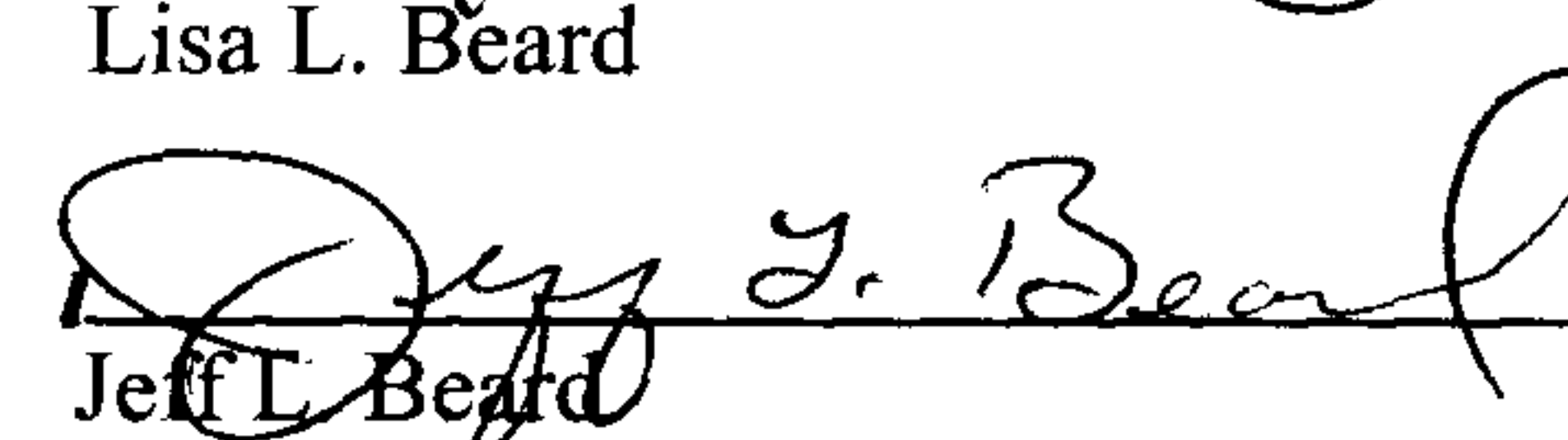
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$84,333.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3rd day of January, 2003.

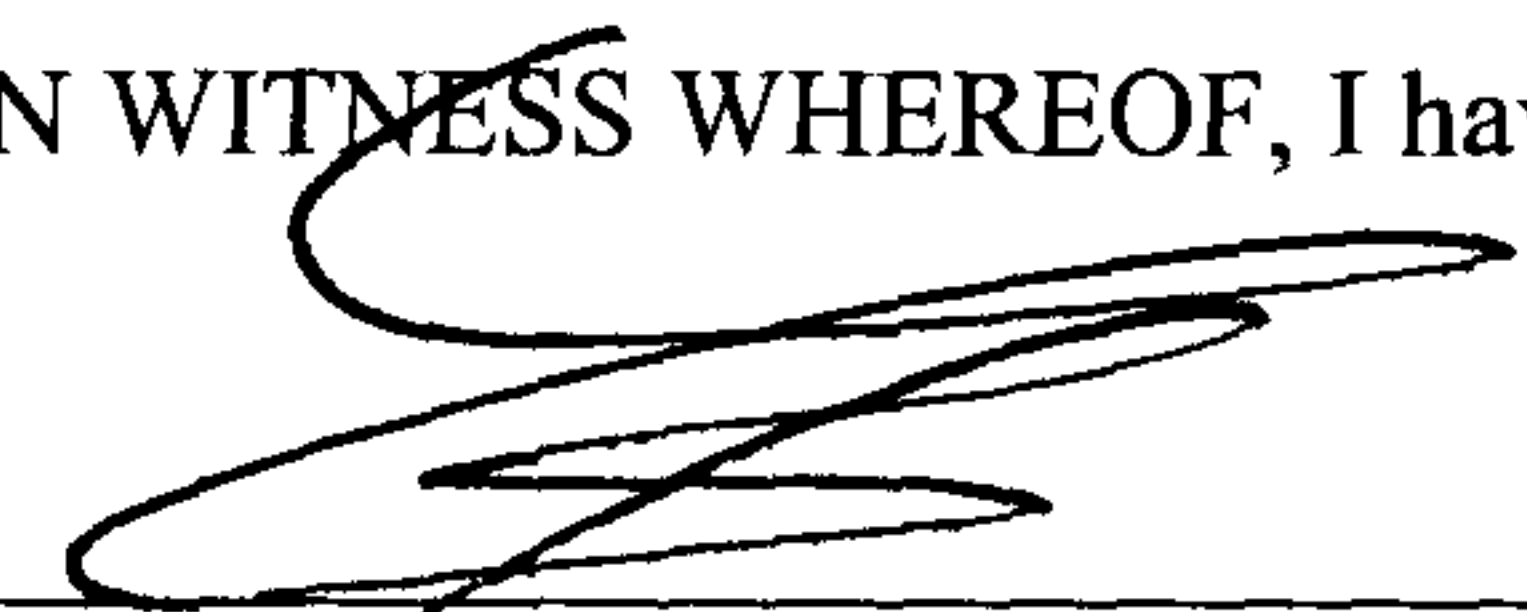

Lisa L. Beard

Jeff L. Beard

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa L. Beard and Jeff L. Beard, wife and husband 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of January, 2003.


NOTARY PUBLIC

My Commission Expires: 3/7/07

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

EXHIBIT "A"

20030106000011220 Pg 2/2 15.00
Shelby Cnty Judge of Probate, AL
01/06/2003 15:17:00 FILED/CERTIFIED

A parcel of land in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 120.00 feet to the point of beginning; thence turn right 89 degrees 59 minutes 28 seconds and run East 81.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 123.71 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 44.29 feet; thence turn right 43 degrees 02 minutes 04 seconds and run Northwest 10.21 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Northeast 10.99 feet; thence turn right 46 degrees 57 minutes 56 seconds and run East 44.25 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 36.03 feet to a point on the West side of county maintained road; thence turn left 90 degrees 00 minutes 00 seconds and run West along said road 41.22 feet; thence turn right 29 degrees 36 minutes 51 seconds and run Northwest along said road 64.58 feet; thence turn left 89 degrees 48 minutes 20 seconds and run Southwest 126.75 feet; thence turn left 29 degrees 56 minutes 06 seconds and run South 97.05 feet; thence turn left 90 degrees 00 minutes 32 seconds and run East 78.65 feet to the point of beginning.

ALSO, an easement 10 feet wide, 5 feet on each side of the following described centerline, in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 17; thence run North along the West $\frac{1}{4}$ - $\frac{1}{4}$ line 120.00 feet; thence turn right 89 degrees 59 minutes 28 seconds and run East 38.51 feet; thence turn left 89 degrees 51 minutes 53 seconds and run North 95.71 feet to the point of beginning of said centerline; thence continue last course 35.00 feet to the end of said centerline.

Situated in Shelby County, Alabama.

JB