

THIS INSTRUMENT PREPARED BY:

Clark R. Hammond

Johnston Barton Proctor & Powell LLP

1901 6th Avenue North, Suite 2900


Birmingham, Alabama 35203

SEND TAX NOTICE T

Heritage Group, Inc.

6877 Gadsden Highway

Trussville, AL 35173


20040312000129670 Pg 1/2 49.00
Shelby Cnty Judge of Probate, AL
03/12/2004 15:47:00 FILED/CERTIFIED

STATE OF ALABAMA

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Thirty Five Thousand and No/100 (\$35,000.00) Dollars** and other good and valuable consideration, to the undersigned Grantor, **FIRST COMMERCIAL BANK**, in hand paid by **HERITAGE GROUP, INC.**, Grantee, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby, County, Alabama, to-wit:

Lot 2-B, according to a Resurvey of Lot 2 Hargraves Hills, 1st Sector,
Phase I, recorded in Map Book 27, Page 60, in the Probate Office of
Shelby County, Alabama.

This conveyance is made subject to:

1. Any general real estate taxes or assessments accruing but not yet due and payable for the current tax year.
2. Easements, rights-of-way, restrictions, reservations, agreements, set-back lines of record and other instruments or matters of record.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning and subdivision regulations.
5. Any and all rights of redemption on behalf of those entitled to redeem under the laws of the United States, the State of Alabama, or any other state or governmental entity.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed effective the 31st day of March 2003.

Witness:

First Commercial Bank

By: 

Its: 

STATE OF ALABAMA

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COUNTY OF SHELBY

I, the undersigned, Notary Public in and for said County in said State, hereby certify that SCOTT MATHENS, whose name as FIRST VICE PRESIDENT of First Commercial Bank, 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, (s)he, as such FIRST VICE PRESIDENT and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 31 day of March 2003.

Candace Joy Bynum
Notary Public

[NOTARIAL SEAL]

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 4, 2005
~~BOUNDED THRU NOTARY PUBLIC UNDERWRITERS~~