

This Instrument Prepared By:

Scott J. Humphrey, Esq.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

Howard Hughes
41 Jones Drive
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Forty Seven Thousand Five Hundred Dollars and No/100 (\$147,500.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

JP MORGAN CHASE BANK AS TRUSTEE

herein referred to as "Grantor") grants, bargains, sells and conveys unto:

HOWARD HUGHES

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. All assessments and taxes for the year 2004 and all subsequent years, which are not yet due and payable.
2. Right or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.
3. Any minerals or mineral rights leased, granted or retained by current or prior owners.

\$ 110,625.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/hers/its/ their heirs and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled

thereto pursuant to the Code of Alabama(1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Louis A. Amaya, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5 day of May, 2004.

ATTEST:

Lina Kalambayi
Its: Lina Kalambayi
Assistant-Secretary

JP MORGAN CHASE BANK AS TRUSTEE

By: [Signature]
Its: Louis A. Amaya
Vice

STATE OF California)
COUNTY OF San Diego)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Louis A. Amaya, whose name as Vice pres of JP MORGAN CHASE BANK AS TRUSTEE, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5 day of May, 2004.



[Signature]
Notary Public
My Commission Expires: _____

EXHIBIT A

Commence at the Northeast corner of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Westerly along the North line of said Section 19, a distance of 634.22 feet to a point; thence turn 90 degrees 31 minutes 16 seconds left and run Southerly 1,076.23 feet to the POINT OF BEGINNING of the property begin described; thence continue along last described course 210.00 feet to a point; thence turn 87 degrees 30 minutes 00 seconds left and run Easterly 210.00 feet to a point; thence turn 92 degrees 30 minutes 00 seconds left and run Northerly 210.00 feet to a point; thence turn 87 degrees 30 minutes 00 seconds left and run Westerly 210.00 feet to the POINT OF BEGINNING; being situated in Shelby County, Alabama.

Also: the right of ingress and egress over that certain easement from Shelby County Highway 26 to above described property as shown by the survey dated the 1st day of September, 1994 Joseph E. Conn, Jr. described as follows:

Non-exclusive access easement described as follows: Commence at the Northeast corner of Section 19, Township 21 South, Range 1 West, Shelby County, Alabama and run thence Westerly along the North line of said Section 19 a distance of 634.22 feet to a point; thence turn 90 degrees 31 minutes 16 seconds left and run Southerly 1,286.23 feet to a point; thence turn 87 degrees 30 minutes left and run Easterly 210.0 feet to the Southeast corner of a 1.01 acre tract of land; thence turn 92 degrees 30 minutes left and run Northerly 14.59 feet to a point in the centerline of an existing driveway and the POINT OF BEGINNING, on the centerline of a 12.0 foot wide easement, the centerline of which is described as follows: thence turn 106 degrees 17 minutes 52 seconds right and run East-Southeasterly along centerline of said driveway 70.81 feet; thence turn 6 degrees 35 minutes 09 seconds right and continue along centerline of said driveway 136.60 feet to a point; thence turn 19 degrees 44 minutes 15 seconds left and continue along centerline of said driveway 180.84 feet to a point; thence turn 101 degrees 54 minutes 22 seconds right and run Southerly along said centerline 62.29 feet to a point; thence turn 11 degrees 23 minutes 58 seconds left and continue along centerline of said driveway 106.99 feet to the intersection of said easement centerline with the North margin of Shelby County Highway No. 26 and the end of easement; being situated in Shelby County, Alabama.