

This instrument was prepared by:

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

Grantee's address:
200 Pine Hill Drive
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand and no/100 DOLLARS (\$108,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Carolyn Edith Yawn Mann, married, and Margie Lynn Driver Yawn, as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn under the will of Robert Hollis Yawn, deceased, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Kathy C. Oakes (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 Northwest quarter of the Southwest quarter of Section 16, and the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run South along the East line of said quarter-quarter Section for a distance of 659.19 feet to an iron pin set; thence turn an angle to the right of 89 degrees, 34 minutes, 58 seconds and run in a Westerly direction for a distance of 1,765.92 feet to an iron pin set on the Northeast right of way line of Shelby County Highway No.5; thence turn an angle to the right of 83 degrees, 02 minutes, 18 seconds and run in a Northwesterly direction along said Northeast right of way line for a distance of 592.23 feet to a point on a curve to the right, having a central angle of 00 degrees, 44 minutes, 12 seconds and a radius of 3,234.00 feet; thence run in a Northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 41.59 feet to an iron pin found; thence turn an angle to the right of 96 degrees, 36 minutes, 25 seconds from the chord of last stated curve and run in an Easterly

direction for a distance of 529.62 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction for a distance of 30.00 feet to an iron pin found on the North line of said quarter-quarter Section; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in an Easterly direction along the North line of said quarter-quarter Section for a distance of 1,317.67 feet to the point of beginning; said parcel of land containing 27.00 acres, more or less.

Subject to easements, rights of way, and reservation of minerals and mining rights of record. **Subject to covenants and restrictions set out on attached Exhibit A.**

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse, if any.

Also conveyed is a right of first refusal to purchase the following described property lying adjacent to the above described property:

Commence at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run South along the East line of said quarter-quarter Section for a distance of 659.19 feet to an iron pin set and the point of beginning; thence turn an angle to the right of 89 degrees, 34 minutes, 58 seconds and run in a Westerly direction for a distance of 1,765.92 feet to an iron pin set on the Northeast right of way line of Shelby County Highway No.5; thence turn left and run in a Southeasterly direction along said Northeast right of way line to the South line of the Northwest quarter of the Southwest quarter of Section 16, Township 21 South, Range 1 East; thence turn left and run East along the South line of said quarter-quarter Section to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East; thence continue East along the South line of said quarter-quarter Section to the Southeast corner of said quarter-quarter Section; thence turn left and run North along the East line of said quarter-quarter Section to the point of beginning.

\$75,600.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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 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 18th day of July, 2004.



Witness to Carolyn Edith Yawn Mann

Witness printed name: ROY D. HEARING

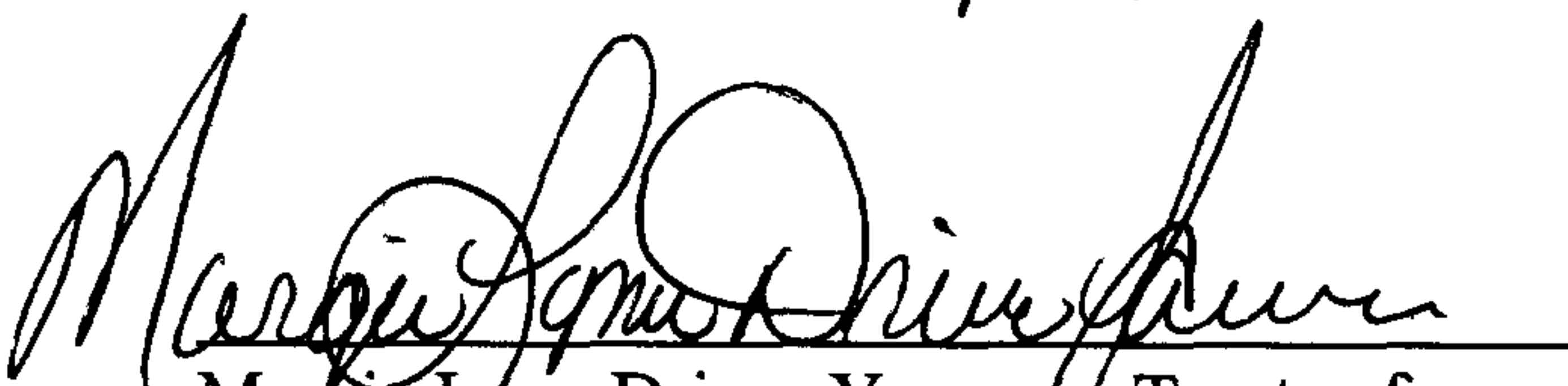


Witness to Carolyn Edith Yawn Mann

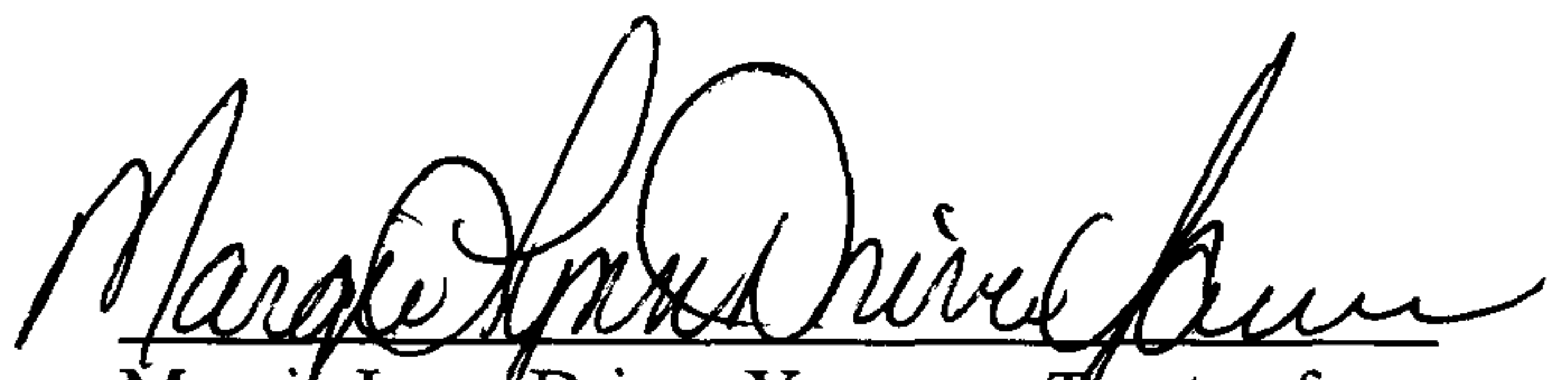
Witness printed name: Lynne Windsor



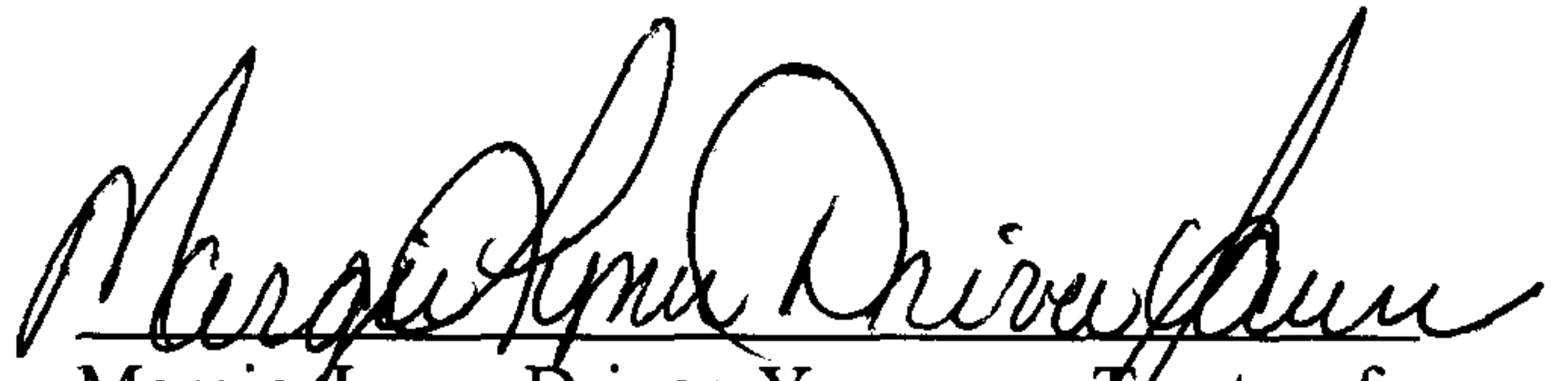
Carolyn Edith Yawn Mann



Margie Lynn Driver Yawn, as Trustee for
Thomas Ray Yawn under the Will of Robert
Hollis Yawn, deceased



Margie Lynn Driver Yawn, as Trustee for
Hollie Elizabeth Yawn under the Will of
Robert Hollis Yawn, deceased



Margie Lynn Driver Yawn, as Trustee for
Jessica Lynn Yawn under the Will of Robert
Hollis Yawn, deceased

STATE OF FLORIDA

Bay COUNTY

The foregoing instrument was acknowledged before me this 6th day of July, 2004, by Carolyn Edith Yawn Mann, married, who is personally known to me or who has produced _____ as identification.

Rosemarie Matteson

Notary public

Notary printed name ROSEMARIE MATTESON

My commission expires:

STATE OF ALABAMA
COUNTY OF SHELBY



Rosemarie Matteson
My Commission DD133588
Expires August 09, 2006

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Margie Lynn Driver Yawn, whose name as Trustee for Thomas Ray Yawn, Hollie Elizabeth Yawn, and Jessica Lynn Yawn, under the will of Robert Hollis Yawn, deceased, 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, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of July, 2004.



William R. Jantner

Notary Public

EXHIBIT A

COVENANTS & RESTRICTIONS

1. No trailers, temporary buildings, garages or other buildings shall be built and used for residence purposes prior to the completion of a dwelling on said lots. All residences shall be site-built homes. No mobile homes, modular homes or manufactured homes are allowed.
2. Property shall be used for residential purposes only. No commercial uses are permitted.