

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Corrie C. Johnson
5279 Greystone Way
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Thirty Thousand and 00/100 (\$130,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Kathy A. Joseph, an unmarried woman Martha B. Ferguson, an unmarried woman**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Corrie C. Johnson**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A".

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

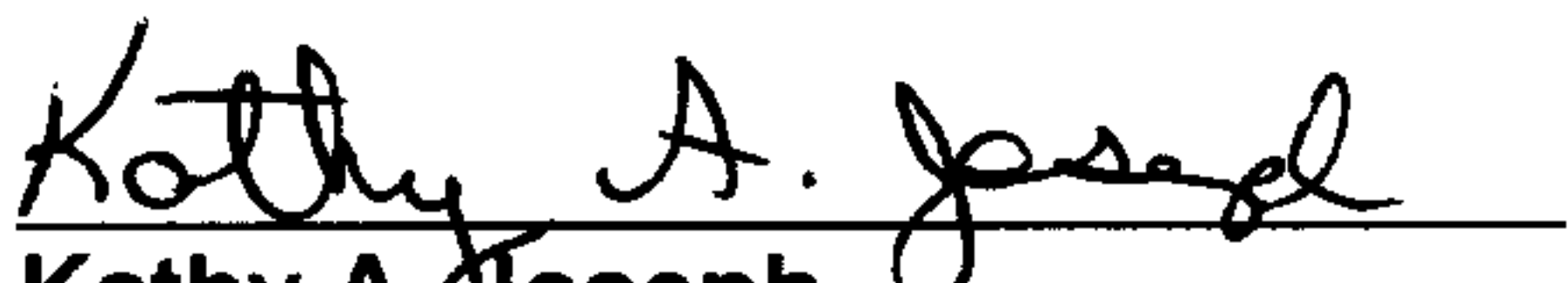
\$104,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Kathy A. Joseph is the surviving grantee of that certain deed recorded as Inst #20021004000483250, in the Probate Office of Shelby County, Alabama, and that the other grantee L. Doug Joseph having died on or about the 5th day of September, 2004.

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, her 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 **4th** day of **October, 2004**.

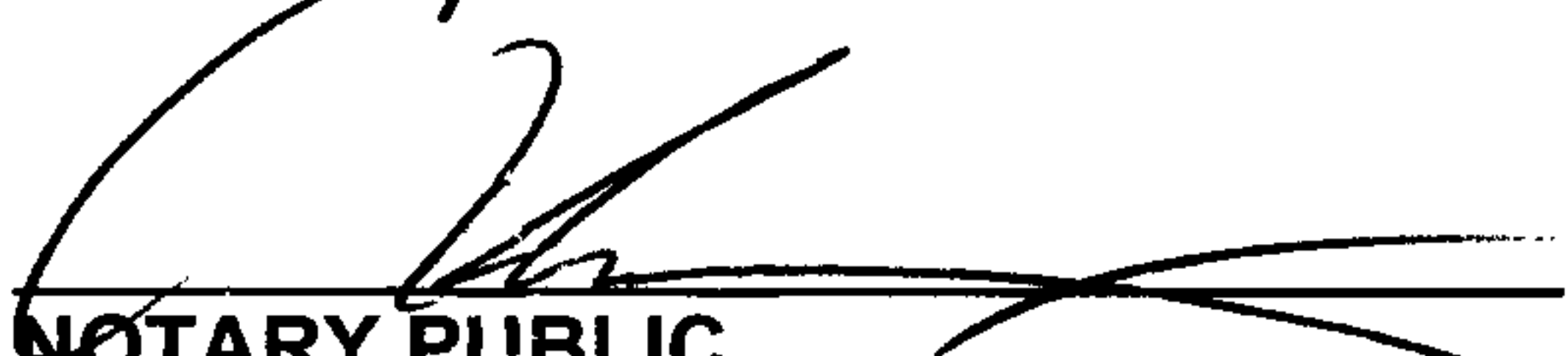

Kathy A. Joseph


Martha B. Ferguson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathy A. Joseph, an unmarried woman Martha B. Ferguson, an unmarried woman, 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 they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of October, 2004.


NOTARY PUBLIC
My Commission Expires: **6-5-2007**

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT A
LEGAL DESCRIPTION

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

From a railroad rail at the Northeast corner of Section 26, Township 20 South, Range 1 West, run thence South along the East boundary of said Section 26 for a distance of 60.95 feet to a 1/2" rebar, being the POINT OF BEGINNING of the parcel being conveyed; thence continue along said course for a distance of 934.42 feet to a 1/2" rebar being the Southeast corner of the NE 1/4 of the NE 1/4; thence turn 88 degrees 50 minutes 48 seconds right and run 1337.44 feet to a 1/2" rebar on the West boundary of said NE 1/4 of NE 1/4; thence turn 91 degrees 15 minutes 43 seconds right and run 763.16 feet along the West boundary of said NE 1/4 of NE 1/4 to a 1/2" rebar on the Northerly boundary of an Alabama Power Company 230 KV. transmission line (100' R.O.W.), said point being 234.30 feet South of the Northwest corner of said NE 1/4 of NE 1/4; thence turn 98 degrees 06 minutes 59 seconds right and run 849.65 feet along said transmission line boundary to a 1/2" rebar; thence turn 98 degrees 13 minutes 28 seconds left and run 283.28 feet to a 1/2" rebar; thence turn 85 degrees 47 minutes 13 seconds right and run 496.16 feet to the point of beginning of herein described parcel of land, situated in the NE 1/4 of NE 1/4 of section 26, Township 20 South, Range 1 West, Shelby County, Alabama.

Also a 60 foot non-exclusive easement for ingress, egress and utilities more particularly described as follows: From a railroad rail at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of the centerline of herein described 60 foot easement for ingress, egress and utilities, said point being in the center of a 100 foot radius cul-de-sac, run thence North along the East boundary of said NW 1/4 of the NE 1/4 and said easement centerline, a distance of 1323.46 feet to a 1/2" rebar at the Northeast corner of said NW 1/4 of the NE 1/4; thence turn 91 degrees 10 minutes 25 seconds left and run 953.04 feet along the North boundary of said NW 1/4 of the NE 1/4 and easement centerline to the P.C. of a curve concave right, having a delta angle of 08 degrees 34 minutes 23 seconds and tangents of 100.00 feet, thence turn 04 degrees 17 minutes 12 seconds right and run a chord distance of 199.44 feet to the P.T.; thence turn 04 degrees 17 minutes 12 seconds right and run 511.75 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 20 degrees 39 minutes 57 seconds and tangents of 100.00 feet; thence turn 10 degrees 19 minutes 59 seconds left and run a chord distance of 196.76 feet to the P.T.; thence turn 10 degrees 19 minutes 59 seconds left and run 300.84 feet along said easement centerline to a point; thence turn 11 degrees 32 minutes 19 seconds right and run 341.21 feet along said easement centerline to a point; thence turn 16 degrees 32 minutes 13 seconds left and run 210.74 feet along said easement centerline to a point; thence turn 17 degrees 40 minutes 19 seconds right and run 632.39 feet along said easement centerline to a point of termination on the Easterly boundary of Shelby County Road #47. Said easement is identified as Easement "A" on that certain survey of Hickey Land Surveying, Inc. dated October 23, 2003.

Mineral and mining right excepted.

MBF
R.A.