

COPY OF VESTING DEED

AND

**COPIES OF TWO DEEDS IMMEDIATELY PRECEDING VESTING DEED IN
CHAIN OF TITLE**

WILSON, POMROY, & TURNER
ATTORNEYS AT LAW
P. O. BOX 2333
1431 LEIGHTON AVENUE
ANNISTON, ALABAMA 36202
1209, 238-4222

STATE OF ALABAMA
CALHOUN COUNTY

BOOK 1862 PAGE 917

1948

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ERTIS FREEMAN** and wife, **REBECCA FREEMAN**, **CHIEN-HWA CHEN** and wife, **SUSAN Y. CHEN** and **JOHN G. DANIEL** and wife, **PHYLLIS W. DANIEL**, (herein referred to as Grantor, whether one or more) does hereby grant, bargain, sell and convey unto **FIRST ALABAMA BANK**, (herein referred to as Grantee, whether one or more), who has a mailing address of P.O. Box 2128, Anniston Alabama 36202 the following described real estate situated in Calhoun County, Alabama, to-wit:

A parcel of land located in Section 17, Township 15 South, Range 8 East, Calhoun County, Alabama, being more particularly described as follows: Beginning at a point on the East right-of-way of Southern Railway, said point being 630.68 feet South of and 26.71 feet West of the center of Section 17, Township 15 South, Range 8 East; thence South along the arc of a curve 1144.44 feet; thence South along said East right-of-way a chord distance of 330.25 feet; thence South 70 degrees 30 minutes East 727.58 feet along a 30-foot access drive; thence continue South 70 degrees 30 minutes East along said access drive 220.0 feet to the West ROW of Alabama Highway #21; thence North 12 degrees 42 minutes East along said West ROW line 30.21 feet to the true point of beginning of the hereafter described parcel; thence continue North 12 degrees 42 minutes East along said West ROW line of Alabama Highway #21 a distance of 151.06 feet; thence North 70 degrees 30 minutes West 150.0 feet; thence South 19 degrees 30 minutes West 150.0 feet; thence South 70 degrees 30 minutes East 167.89 feet to the true point of beginning, containing 0.55 acres, more or less.

Also conveyed herewith are easements for ingress and egress to subject property from Highway 21 and other portions of the adjacent parking lot on the North and South sides of subject property to be used in common with others.

Subject to lien for ad valorem taxes for 1993 which are assumed by the Grantee, First Alabama Bank.

The Chen's join in the execution of this deed for the purpose of warranting title only as they have previously conveyed the property described herein to the other Grantors mentioned herein.


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

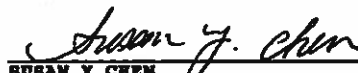
And they do, for themselves and for their heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, they have hereunto set their hands and seals on this 11th day of February 1993.


ERTIS FREEMAN (SEAL)


REBECCA FREEMAN (SEAL)


CHIEN-HWA CHEN (SEAL)

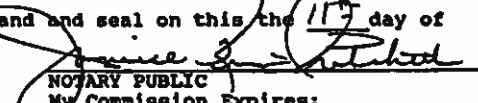

SUSAN Y CHEN (SEAL)

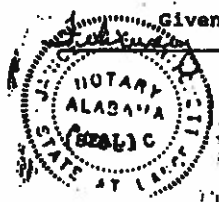

JOHN G. DANIEL (SEAL)


PHYLLIS W. DANIEL (SEAL)

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that ERTIS FREEMAN and wife, REBECCA FREEMAN, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 11th day of February, 1993.

NOTARY PUBLIC
My Commission Expires: _____



JANICE KIM PRITCHETT,
Notary Public, State Of Alabama At Large
MY COMMISSION EXPIRES:
FEBRUARY 23, 1993

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CHEN-HWA CHEN and wife, SUSAN Y. CHEN, 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 conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and seal on this the 17th day of February, 1993.

Janice Kim Pritchett
NOTARY PUBLIC
My Commission Expires: _____

JANICE KIM PRITCHETT
Notary Public, State Of Alabama At Large
MY COMMISSION EXPIRES:
FEBRUARY 23, 1993

STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JOHN G. DANIEL and wife, PHYLLIS W. DANIEL, 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 conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and seal on this the 17th day of February, 1993.

Janice Kim Pritchett
NOTARY PUBLIC
My Commission Expires: _____

JANICE KIM PRITCHETT
Notary Public, State Of Alabama At Large
MY COMMISSION EXPIRES:
FEBRUARY 23, 1993

THIS INSTRUMENT WAS PREPARED BY:
WILSON, PUMROY & TURNER
1431 LEIGHTON AVENUE
P.O. BOX 2333
ANNISTON, ALABAMA 36202
(205) 236-4222

ALABAMA CALHOUN COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED

'93 FEB 11 PM 3 32

ARTHUR C MURRAY
PROBATE JUDGE

250.00
1.00
11.50
2.00
264.50

WILSON, PURROY, & TURNER

ATTORNEYS AT LAW

1000 ...
...
...
...
...

STATE OF ALABAMA
CALHOUN COUNTY

BOOK 1862 PAGE 912

1946

SURVIVORSHIP WARRANTY DEED

THIS INDENTURE, made and entered into on this the 11th day of February, 1993, by and between CHIEM-HWA CHEN and wife, SUSAN Y. CHEN, Parties of the First Part, and ERTIS FREEMAN and wife, REBECCA FREEMAN, and JOHN G. DANIEL and wife, PHYLLIS W. DANIEL, who have a mailing address of P.O. BOX 365 Bynum, AL 36253, Parties of the Second Part.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the Parties of the First Part, in hand paid by the Parties of the Second Part, and other valuable consideration, the receipt whereof is hereby acknowledged, the Parties of the First Part have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the Parties of the Second Part for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Calhoun County, Alabama, to-wit:

A parcel of land located in Section 17, Township 15 South, Range 8 East, Calhoun County, Alabama, being more particularly described as follows: Beginning at a point on the East right-of-way of Southern Railway, said point being 630.68 feet South of and 26.71 feet West of the center of Section 17, Township 15 South, Range 8 East; thence South along the arc of a curve 1144.44 feet; thence South along said East right-of-way a chord distance of 330.25 feet; thence South 70 degrees 30 minutes East 727.58 feet along a 30-foot access drive; thence continue South 70 degrees 30 minutes East along said access drive 220.0 feet to the West ROW of Alabama Highway #21; thence North 12 degrees 42 minutes East along said West ROW line 30.21 feet to the true point of beginning of the hereafter described parcel; thence continue North 12 degrees 42 minutes East along said West ROW line of Alabama Highway #21 a distance of 151.06 feet; thence North 70 degrees 30 minutes West 150.0 feet; thence South 19 degrees 30 minutes West 150.0 feet; thence South 70 degrees 30 minutes East 167.89 feet to the true point of beginning, containing 0.55 acres, more or less.

Also conveyed herewith are easements for ingress and egress to subject property from Highway 21 and other portions of the adjacent parking lot on the North and South sides of subject property to be used in common with others.

Subject to lien for ad valorem taxes for 1993 which are assumed by the Grantee.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Parties of the Second Part, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Parties of the First Part do hereby covenant with the Parties of the Second Part, their heirs and assigns, that they are lawfully seized in fee of said premises; that they have a good right to sell and convey the same as aforesaid; that said premises are free from all encumbrances, unless otherwise noted above; and that they will and their heirs, executors and administrators shall forever warrant and defend the same to said Parties of the Second Part, their heirs and assigns forever, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the Parties of the First Part have hereunder set their hands and seals on this the day and year herein first above written.

Chien-Hwa Chen (L.S.)
CHIEN-HWA CHEN
Susan Y. Chen (L.S.)
SUSAN Y. CHEN

ALABAMA CALHOUN COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED
FEB 11 1993
7 3 28
ARTHUR MURRAY
PROBATE JUDGE
STATE OF ALABAMA
CALHOUN COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CHIEN-HWA CHEN and wife, SUSAN Y. CHEN, 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.



Given under my hand and seal this 11th day of February, 1993.
Janice Kim Pritchett
NOTARY PUBLIC
My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY Janice Kim Pritchett
WILSON, PUMROY & TURNER
1431 LEIGHTON AVENUE
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202
(205) 236-4222
MY COMMISSION EXPIRES:
FEBRUARY 23, 1993

250.00
1.00
7.00
2.50
260.50

US 900

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STATE OF ALABAMA }
CALHOUN COUNTY }

Survivorship Warranty Deed

12193

THIS INDENTURE, made and entered into on this the 31st day of December 19 87, by and between ROBERT C. SIMMONS, JR. and wife, RUTH SIMMONS

parties of the first part, and CHIEN-HWA CHEN and wife, SUSAN Y. CHEN, parties of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the parties of the first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the parties of the second part for and during their joint lives and upon the death of either, to the survivor, in fee simple, the following described real estate, to-wit:

A parcel of land located in Section 17, Township 15 South, Range 8 East, Calhoun County, Alabama, being more particularly described as follows: Beginning at a point on the East right of way of the Southern Railway, said point being 630.68 ft. South of and 26.71 ft. West of the center of Section 17, Township 15 South, Range 8 East; thence South along the arc of a curve 1144.44 ft.; thence South along said East right of way a chord distance of 330.25 ft.; thence South 70 degrees 30 min. East 727.58 ft. along a 30-ft. access drive; thence continue South 70 degrees 30 min. East along said access drive 220.0 ft. to the West ROW of Alabama Highway #21; thence North 12 degrees 42 min. East along said West ROW line 30.21 ft. to the true point of beginning of the hereafter described parcel; thence continue North 12 degrees 42 min. East along said West ROW line of Alabama Highway #21 a distance of 151.06 ft.; thence North 70 degrees 30 min. West 150.0 ft.; thence South 19 degrees 30 min. West 150.0 ft.; thence South 70 degrees 30 min. East 167.89 ft. to the true point of beginning, containing 0.55 acres, more or less.

Also conveyed herewith are easements for ingress and egress to subject property from Highway 21 and from other portions of the adjacent parking lot on the North and South sides of subject property to be used in common with others.

Subject to taxes for the current year, easements of record, easements as located and restrictions of record, if any.

Simultaneously with the delivery of this deed, grantees executed a purchase money mortgage in the amount of \$ 75,000.00 to First Alabama Bank, to secure an amount borrowed to finance the purchase of the above described property.

Grantees address is: 322 Manasha Drive
Anniston, Al. 36806

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his (or her) heirs and assigns, in fee simple.

And the part 1e of the first part do hereby covenant with the parties of the second part that they are lawfully seized in fee of the said premises, that they have a good right to sell and convey the same; that said premises are free from encumbrance, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the part 1e of the first part have hereto set their hands and seal on this the day and year herein first above written.

Robert C. Simmons, Jr. (L.S.)
Robert C. Simmons, Jr.

Ruth F. Simmons (L.S.)
Ruth Simmons

RECORDED
INDEXED
'87 DEC 31 AM 10 33
COUNTY CLERK

45.00
1.00
5.00
51.00

STATE OF ALABAMA
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Robert C. Simmons, Jr. and wife, Ruth Simmons, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 31st day of December, 19 87 .

[Signature]
Notary Public

This instrument was prepared by:
BOLT, ISOM, JACKSON & BAILEY
PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
200 LEGATION AVENUE - POST OFFICE BOX 7900
MONTGOMERY, ALABAMA 36102