

THE STATE OF ALABAMA |
 | WARRANTY DEED
 COUNTY OF MONTGOMERY |

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and NO/100 Dollars (\$100.00), cash, and other valuable considerations to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, YUN S. CHUNG and YONG SUK CHUNG, husband and wife, (hereinafter called "Grantors"), do hereby and by these presents GRANT, BARGAIN, SELL AND CONVEY unto FIRST ALABAMA BANK (hereinafter called "Grantee"), its successors and assigns, the following described real estate situated in the County of Montgomery, Alabama, to-wit:

Starting at the Northwest corner of the NE¼ of the SW¼ of Section 30, Township 16 North, Range 19 East, Montgomery County, Alabama, run along the North line of said NE¼ of the SW¼, North 87°58'54" East, 1499.28 feet to the East right-of-way of Bell Road (80' ROW) and the point of beginning; said point being the Southwest corner of Lot 1 according to the Map of Bellewood Commercial Plat No. 2 as recorded in the Office of the Judge of Probate of Montgomery County in Plat Book 33 at Page 23; thence from said point of beginning, run along the South line of said Bellewood Commercial Plat No. 2, North 87°58'54" East, 199.43 feet to the Northwest corner of Lot A according to the Map of Vaughn Pointe Plat No. 1 as recorded in the Office of the Judge of Probate of Montgomery County in Plat Book 37 at Page 60; thence along the West line of said Vaughn Pointe Plat No. 1, South 04°23'16" West, 6.04 feet; thence South 87°58'54" West, 199.99 feet to the East right-of-way of said Bell Road; thence along the East right-of-way of said Bell Road, along a curve concave to the East (centerline radius = 2864.93 feet) a chord of North 09°35'01" East, 6.13 feet to the point of beginning. Said parcel lying and being in the NE¼ of the SW¼ of Section 30, Township 16 North, Range 19 East, Montgomery County, Alabama, and containing 0.03 acres, more or less.

This conveyance is subject to all easements, rights-of-way, reservations and restrictions of record affecting subject property.

For ad valorem tax purposes, the address of the Grantee is Post Office Box 511, Montgomery, Alabama 36101-0511.

TO HAVE AND TO HOLD the aforegranted premises unto the said Grantee, its successors and assigns, FOREVER.

And the Grantors covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that they have a good right to sell and convey the same to the said Grantee, its successors and assigns; and that the Grantors will warrant and defend the premises to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on this the 9th day of ^{October} ~~September~~, 1996.

[Signature]
YUN S. CHUNG
[Signature]
YONG SUK CHUNG

THE STATE OF ALABAMA]
COUNTY OF MONTGOMERY]

I, the undersigned, a Notary Public in and for said State and County, hereby certify that YUN S. CHUNG and YONG SUK CHUNG, husband and wife, 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 said instrument, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 9th day of ^{October} ~~September~~, 1996.



[Signature]
NOTARY PUBLIC Comm. Expires: 4-16-00

THIS INSTRUMENT WAS PREPARED BY:
John S. Bowman
Belch & Bingham
2 Dexter Avenue
Montgomery, Alabama 36104

INDEX 5.00
REC FEE 1.00
REC FEE 5.00
DEED TAX 7.50
CASH 18.50
ITEM 4
10-22-96 TUE 01 1 CLERK *PM 15:17TH

63
750
1800

STATE OF ALA.
MONTGOMERY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

1996 OCT 22 PM 3:23

[Signature]
JUDGE OF PROBATE