

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

1899

SEND TAX NOTICE TO:
Wyatt Haskell/Kelith Russell
c/o Russell Building Co., Inc.
3184 Cahaba Height Road
Birmingham, Alabama 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Fifty-five Thousand and No/100 (\$55,000.00) Dollars to the undersigned grantor, RHB AFFORDABLE HOMES JOINT VENTURE I, an Alabama General Partnership, in hand paid by Wyatt R. Haskell and Keith C. Russell, the receipt whereof is hereby acknowledged, the said RHB AFFORDABLE HOMES JOINT VENTURE I, an Alabama General Partnership (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Wyatt R. Haskell and Keith C. Russell (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

All of the SW 1/4 of the SE 1/4 of Section 3, Township 21 South, Range 3 West, lying South of Bermuda Lake Estates, First Sector, as recorded in Map Book 9, Page 98, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements to Southern Natural Gas recorded in Deed Book 90, Page 333; Deed Book 90, Page 445; Deed Book 212, Page 313, in Probate Office of Shelby County, Alabama; (3) Easement to Plantation Pipe Line as recorded in Deed Book 112, Page 364 in Probate Office; (4) Right of way to Shelby County as recorded in Deed Book 280, Page 340; (5) Easement to Alabaster Water & Gas Board as recorded in Deed book 278, Page 391, in Probate Office; (6) Easement to South Central Bell Telephone Company recorded in Deed Book 337, Page 241 and Book 39, Page 365 in Probate Office.

\$48,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, their successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a

BOOK 396 PAGE 603

good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 11th day of March, 1992.

WITNESSES:

RHB AFFORDABLE HOMES JOINT VENTURE I

By: Foxfire Development Company, Inc.
(Partner)

Kay H. Fyfe

By: David F. Byers
As its: President

By: Russell Building Company, Inc.
(Partner)

Kay H. Fyfe

By: Keith C. Russell
As its President

By: The Real Estate and
Construction Holding
Corporation

Kay H. Fyfe

(Partner)
By: Walter R. Harfield
As its: Chairman

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Byers, whose name as President of Foxfire Development Company, Inc., a corporation, as Partner of RHB AFFORDABLE HOMES JOINT VENTURE I, an Alabama Partnership, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal this the 11th day of March, 1992.

Mary Jane Montaner
Notary Public
MY COMMISSION EXPIRES MAY 29, 1995

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith C. Russell, whose name as President of Russell Building Company, Inc., a corporation, as Partner of RHB AFFORDABLE HOMES JOINT VENTURE I, an Alabama Partnership, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal this the 11th day of March, 1992.

Margaret Montgomery
Notary Public

MY COMMISSION EXPIRES MAY 28, 1995

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wyatt R. Nashell, whose name as Chairman of The Real Estate and Construction Holding Corporation, a corporation, as Partner of RHB AFFORDABLE HOMES JOINT VENTURE I, an Alabama Partnership, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and official seal this the 11th day of March, 1992.

Margaret Montgomery
Notary Public

MY COMMISSION EXPIRES MAY 28, 1995

My commission expires: _____

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
92 MAR 21 PM 3:54
JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mig. Tax	
3. Recording Fee	7.50
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	
Total	18.50