

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED & 00/100 DOLLARS (\$149,900.00) to the undersigned RUDULPH REAL ESTATE, INC. (the "Grantor"), in hand paid by JERRY W. HULLETT and GLORIA J. HULLETT, as joint tenants with right of survivorship, (collectively, the "Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee, their heirs and assigns, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Southern Pines, 5th Sector, as recorded in Map Book 9, Page 106, in the Probate Office of Shelby County, Alabama (the "Property").

**SUBJECT TO:**

1. Ad Valorem taxes for the current year.
2. 40 foot building line as shown by recorded map; 10 foot easement on rear and 20 foot easement as shown on recorded map.
3. Restrictions appearing of record in Misc. 45, Page 128, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Misc. 48, Page 42, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Real 71, Page 750, in said Probate Office.
6. Right of Way granted to South Central Bell by instrument recorded in Volume 320, Page 926, in said Probate Office.
7. Agreement with Alabama Power Company for underground residential distribution recorded in Real 794, Page 972, in said Probate Office.

\$119,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

GRANTOR IS CONVEYING PROPERTY SUBJECT TO OUTSTANDING RIGHTS OF REDEMPTION BY VIRTUE OF FORECLOSURE, EVIDENCED BY A FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 1992-09978, IN SAID PROBATE OFFICE.

Grantor is conveying Property "as is" - "where is". Grantor makes no representations and/or warranties as to the condition of the Property.

TO HAVE AND TO HOLD the said Property unto the Grantees, as joint tenants with right of survivorship, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

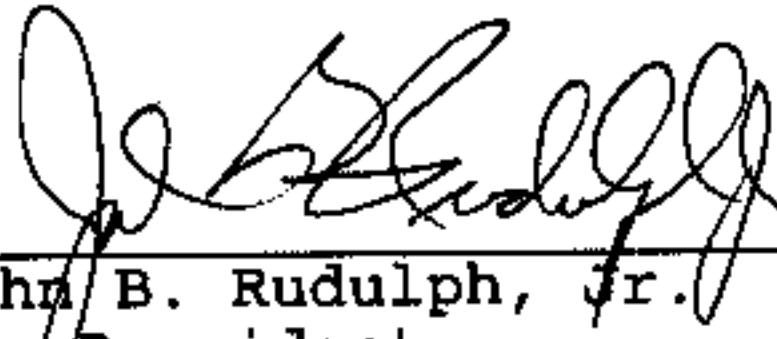
*Tingle, Sexton*

No word, words, or provisions of this instrument are intended to operate as to imply covenants of warranty except that the Grantor does hereby specially warrant the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor, by its President who is authorized to execute this Statutory Warranty Deed and to make this conveyance, has hereto set its signature and seal, this 1st day of July, 1992.

RUDULPH REAL ESTATE, INC.

BY:

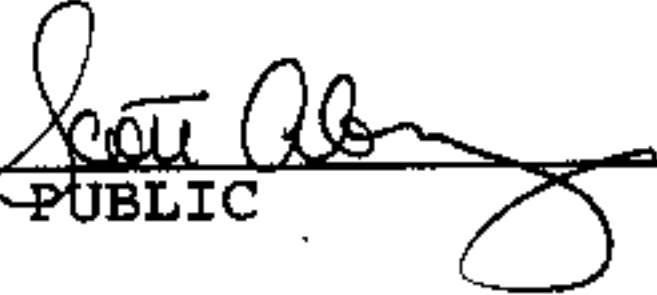
  
John B. Rudolph, Jr.  
Its President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Rudolph, Jr., whose name as President of RUDULPH REAL ESTATE, INC., 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, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of July, 1992.

  
NOTARY PUBLIC

[SEAL]

My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES NOVEMBER 7, 1993

Inst # 1992-13149

07/06/1992-13149  
03:34 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 39.00