

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-29160

WARRANTY DEED 09/26/1994-29160
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 14.50
KNOW ALL MEN BY THESE PRESENTS,

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED & NO/100-----
(\$118,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Calvin N.
Fleming and wife, Paula K. Fleming (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Carl David Wyatt, a single individual
(herein referred to as grantee, whether one or more), the following described real
estate, situated in Shelby County, Alabama, to-wit:

Lot 18, Broken Bow, 2nd Addition, as recorded in Map Book 8, Page 152, in the
Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$112,950.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 4104 South Broken Bow Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, his, her or their heirs and assigns,
that I am (we are) lawfully seized in fee simple of said premises; that they are
free from all encumbrances, unless otherwise stated above; that I (we) have a good
right to sell and convey the same as aforesaid; that I (we) will, and my (our)
heirs, executors and administrators shall warrant and defend the same to the said
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of
September, 1994.

Calvin N. Fleming (SEAL)
Calvin N. Fleming

Paula K. Fleming (SEAL)
Paula K. Fleming

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Peggy I. Murphree, a Notary Public in and for said County, in said State,
hereby certify that Calvin N. Fleming and wife, Paula K. Fleming 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 official seal this 20th day of September A.D., 1994

Peggy I. Murphree
Notary Public

My Commission Expires: 4-9-95