

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kevin Pothuisje

STATE OF ALABAMA}
COUNTY OF SHELBY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY-SIX THOUSAND FIVE HUNDRED DOLLARS (\$126,500.00)** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **ROBERT P. FALLS and wife, JACQUELINE O. FALLS**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **KEVIN POTHUISJE** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$76,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE 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 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 noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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, we have hereto set our hands and seals, this the 27th day of January, 1995.


ROBERT P. FALLS

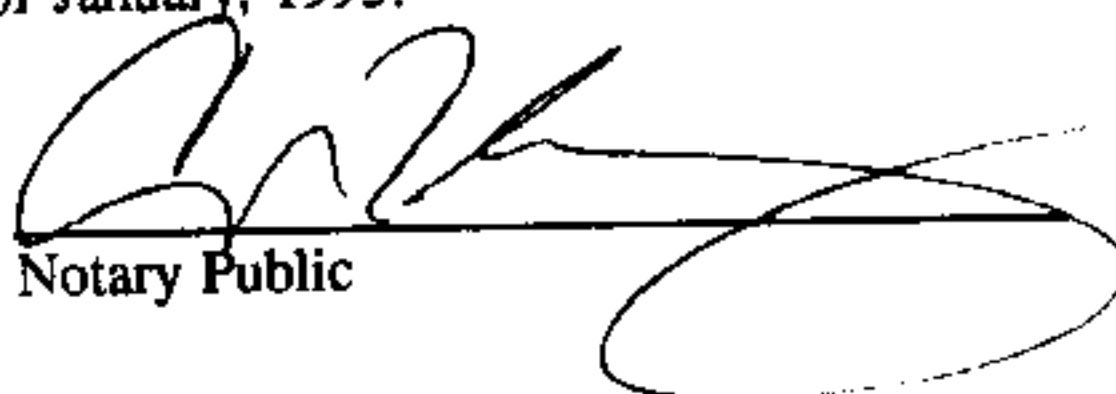

JACQUELINE O. FALLS

02/02/1995-02919
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, ROBERT P. FALLS and JACQUELINE O. FALLS, 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 of office this 27th day of January, 1995.


Notary Public

My Commission Expires:

5-29-95

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-02919

EXHIBIT "A"

A parcel of land located in the NW 1/4 - SE 1/4, Section 6, Township 20 South, Range 3 West, more particularly described as follows: Commence at the N.W. corner of said 1/4 - 1/4 section; thence in an easterly direction along the northerly line of said 1/4-1/4 section, a distance of 852.80 feet to the Point of Beginning; thence continue along last described course, a distance of 283.02 feet to a point on the northwest R/W line of South Shades Crest Road; thence 126 degrees 11 minutes 35 seconds right in a southwesterly direction along said R/W line, a distance of 159.64 feet; thence 2 degrees 15 minutes 35 seconds left in a southwesterly direction, a distance of 135.00 feet; thence 83 degrees 18 minutes 33 seconds right in a northwesterly direction, a distance of 155.43 feet; thence 70 degrees 58 minutes 30 seconds right in a northeasterly direction, a distance of 171.41 feet to the Point of Beginning, containing 1.06 Acres.

PPF 902

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