

This instrument was prepared by:  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Charles B. Stroud  
name  
3155 Chestnut Oak Drive  
address  
Hoover, AL 35244

WARRANTY DEED-

STATE OF ALABAMA }  
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED FIVE THOUSAND AND NO/100-----  
-----DOLLARS (\$205,000.00)  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Joe J. Burnett and wife, Jean B. Burnett

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Charles B. Stroud

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,  
to-wit:

Lot 25-A, according to the Resurvey of Lots 15 through 29, inclusive, The  
Fairways at Riverchase, as recorded in Map Book 14, page 40, in the Probate  
Office of Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for 1997.  
Subject to restrictions, covenants, easements, agreement with Alabama Power  
Company, restrictions regarding Alabama Power Company, and right of way to  
South Central Bell, of record.

\$ 205,000.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 1996-39597

12/02/1996-39597  
03:48 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NC3 10.50

TO HAVE AND 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 the said GRANTEES,  
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; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against  
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 2nd  
day of December, 19 96

\_\_\_\_\_(Seal) Joe J. Burnett (Seal)  
\_\_\_\_\_(Seal) Jean B. Burnett (Seal)  
\_\_\_\_\_(Seal)

General Acknowledgment

STATE OF ALABAMA }  
Jefferson COUNTY }  
I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that  
Joe J. Burnett and wife, Jean B. Burnett  
whose name(s) 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 hands and official seal this 2nd day of December, A.D., 19 96

Larry L. Halcomb Notary Public  
My Commission Expires  
January 23, 1998

FIRST NATIONAL BANK OF COLUMBIANA  
POST OFFICE BOX 977  
COLUMBIANA, ALABAMA 36821

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