

Send tax notice to:
Jonathan S. Whitten and
Latricia J. Whitten
115 Kingsley Road
Alabaster, AL 35007

This instrument prepared by:
James R. Moncus, Jr.
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Four Thousand Five Hundred and no/100 Dollars (\$244,500.00) in hand paid to the undersigned James N. Carroll and wife, Betty L. Carroll, (hereinafter referred to as the "Grantors") by Jonathan S. Whitten and wife, Latricia J. Whitten, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, Block 4, according to the Survey of Norwick Forest, Third Sector, First Phase, as recorded in Map Book 18, Page 15, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1998.
2. 35 foot building line, as shown by recorded map.
3. 10 foot Easement on west and 10 foot Easement on rear, as shown by recorded map.
4. Restrictions as shown by recorded Map.

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SHELBY COUNTY JUDGE OF PROBATE
DORIS NEL

Inst # 1998-23396

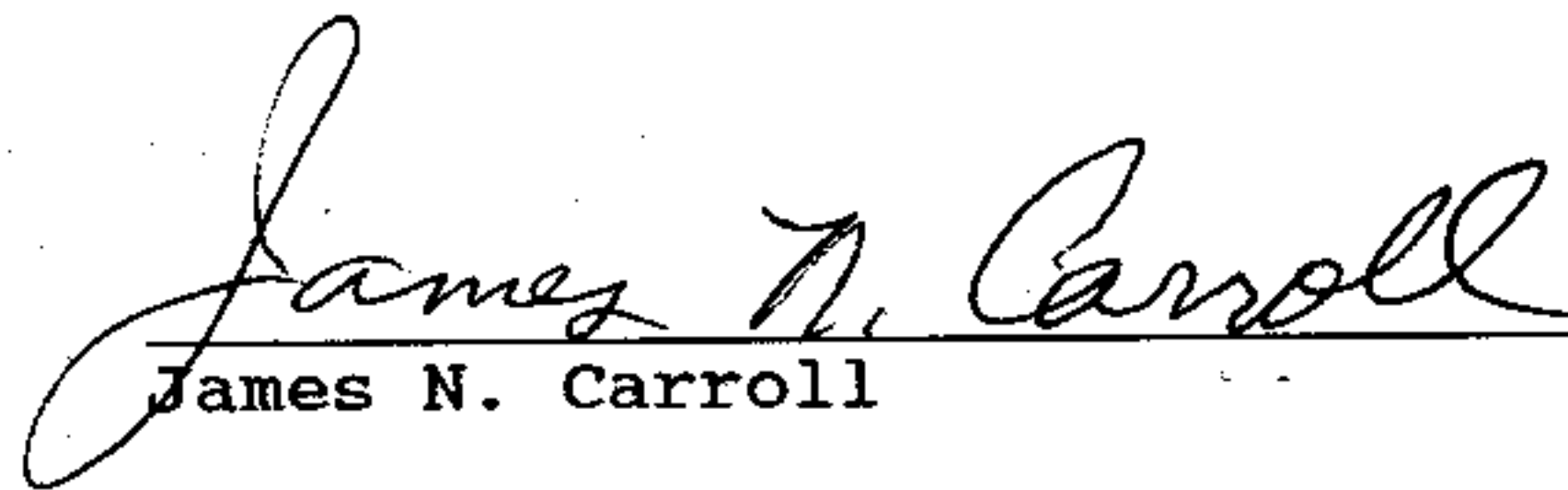
5. Restrictions or Covenants recorded in Instrument 1994/3062, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Real 224, Page 583, in the Probate Office of Shelby County, Alabama.
7. Right of way to Alabaster Gas Board, recorded in Real 124, Page 255, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights incident thereto recorded in Volume 337, Page 885, in the Probate Office of Shelby County, Alabama.

(\$227,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 19th day of June, 1998.

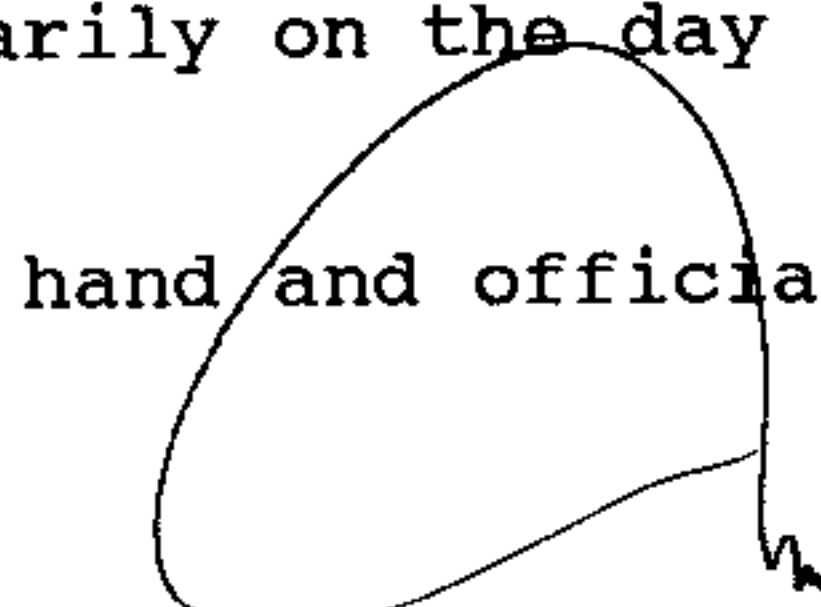

James N. Carroll


Betty L. Carroll

STATE OF ALABAMA)
:)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said
County in said State, hereby certify that James N. Carroll and
wife, Betty L. Carroll, whose names are signed to the foregoing
instrument and who are known to me, acknowledged before me on this
day that, being informed of the contents of the instrument, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day
of June, 1998.



Notary Public

[NOTARIAL SEAL]

My Commission expires:

2/23/2000

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SHELBY COUNTY JUDGE OF PROBATE
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