

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204, Birmingham, AL 35223
205.871-9905

Please send tax notice to: James W. Mott, III
1308 West Navajo Drive
Alabaster, AL 35007

Inst # 1999-35620

Inst # 1999-32086

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred two thousand nine hundred and no/100, dollars (\$102,900.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Ross H. Venable, a married man

(herein referred to as grantor), grant, bargain, sell and convey unto

James W. Mott, III, a married man

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

From the purchase price of one hundred two thousand nine hundred and no/100 dollars (\$102,900.00), one hundred four thousand nine hundred fifty eight and no/100 dollars (\$104,958.00) is from a purchase money first mortgage from SouthTrust Mortgage Corporation and/or the Secretary of Veterans Affairs, an Office of the United States of America, their successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

This is not the homestead of the grantor nor his spouse.

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 29th day of July, 19 99.


Ross H. Venable

08/02/1999-32086
10:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00


STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Filander K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Ross H. Venable

whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 19 99.


Notary Public

My Commission Expires: 2/11/2003

08/25/1999-35620
12:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

Exhibit A

Lot 4, in Block 6, according to the Survey of Navajo West, Sector of Navajo Hills, as recorded in Map Book 5, Page 80, in the Probate Office of SHELBY County, Alabama.

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