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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WILLIAM H. BRAZEAL
541 SHADES CREST ROAD
BIRMINGHAM, AL 35226

Inst. # 1999-46231

11/12/1999-46231
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
302 211 31.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED and 00/100 (\$299,900.00) DOLLARS to the undersigned grantor, L & P CONTRACTING, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto WILLIAM H. BRAZEAL and LEILA W. BRAZEAL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF MILL SPRINGS ESTATES - 2ND SECTOR, AS RECORDED IN MAP BOOK 25, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. THIRTY-FIVE FOOT BUILDING LINE ON SUBJECT PROPERTY AS SHOWN ON RECORDED PLAT.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101, PAGE 570 AND DEED BOOK 220, PAGE 67.
4. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 216, PAGE 24.
5. RESTRICTIVE COVENANTS AS RECORDED IN INSTRUMENT #1999-18863.
6. CONDITIONS, COVENANTS AND RESTRICTIONS AS RECORDED IN INSTRUMENT #1997-23616.

\$150,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, L & P CONTRACTING, L.L.C., by its MANAGING MEMBER, DAVID P. LEONARD who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of October, 1999.


By:  L & P CONTRACTING, L.L.C.
DAVID P. LEONARD, MANAGING MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID P. LEONARD, whose name as MANAGING MEMBER of L & P CONTRACTING, L.L.C., an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 22nd day of October, 1999.


Notary Public

My commission expires: 7/1/02

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SHELBY COUNTY JUDGE OF PROBATE
\$1.00