

Send Tax Notice To:
Laura G. Shannon
3452 North Broken Bow Drive
Birmingham, Alabama 35242

This instrument was prepared by:
James W. Fuhrmeister
Allison, May, Alvis, Fuhrmeister,
Kimbrough & Sharp, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Hundred Fifty-Eight Thousand Dollars and 00/100 (\$158,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Justin A. Armstrong and his wife, Beth Armstrong (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto Laura G. Shannon, an unmarried woman (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, Block 1, according to the Survey of Broken Bow, as recorded in Map Book 7, page 145, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.
2. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
3. Subject to existing easements, restrictions, current taxes, set-back lines, right of ways, limitations, if any, of record.

\$150,100 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 2001-22856

06/05/2001-22856
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their 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 I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31st day of May, 2001.


Justin A. Armstrong

By: Lynn Long, His Attorney in Fact

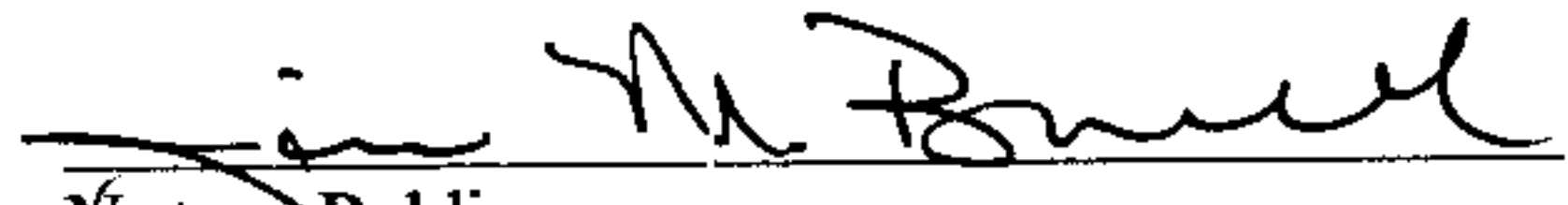

Beth Armstrong

By: Lynn Long, Her Attorney in Fact

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn Long, whose name as Attorney in Fact for Justin A. Armstrong and his wife, Beth Armstrong, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, with full authority as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of May, 2001.


Notary Public
My Commission Expires: 08/03/02

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SHELBY COUNTY JUDGE OF PROBATE
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