THIS INSTRUMENT PREPARED BY:

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State	of	Alaban	na

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration of (\$7,500.00) Seven Thousand Five Hundred and no/100 ----- DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we.

Michael J. Derrick and wife, Karen M. Derrick

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

C.B. Bartlett, Jr. and Shirley L. Bartlett

(herein referred to as GRANTEES) 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 County, Alabama to-wit: Shelby

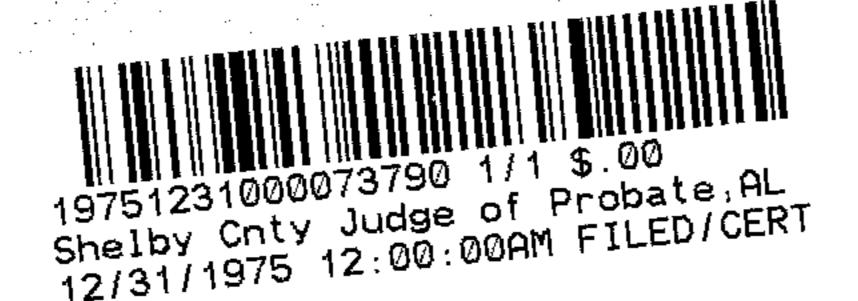
Lot 20, according to the Survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, in the office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, exceptions, restrictions and reservations of record.

Grantees herein expressly agree and promise to pay that certain mortgage from Michael J. Derrick and wife, Karen M. Derrick to Home Federal Savings and Loan Association of Birmingham in mortgage Book 330, page 32, according to the terms and conditions contained therein and the indebtedness thereby secured.

800K 200



TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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:

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 persons.

we our IN WITNESS WHEREOF, have hereunto set hand and seal December day of WITNESS: lichael W. Derrick Karen M. Derrick

State of

ALABAMA

General Acknowledgement

JEFFERSON

the undersigned , a Notary Public in and for said County, in said State, hereby certify that Michael J. Derrick and wife, Karen M. Derrick whose name s are are signed to the foregoing conveyance, and who known to me, acknowledged before they me on this day, that, being informed of the contents of the conveyance executed the same voluntarily

15th

on the day the same bears date.

Given under my hand and official seal this

ary Public

FORM #ATC-3