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THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: ROBERT R. SEXTON, Attorney at Law
1600 City Federal Building
ADDRESS: Birmingham, Alabama 35203

Kenneth W. Brast and Dwight A. Sandlin
2015 Vestavia Drive
Birmingham, AL 35216

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Four Thousand Seven Hundred Twenty and No/100 (\$24,720.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CAHABA INVESTORS, A General Partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

KENNETH W. BRAST and DWIGHT A. SANDLIN

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 12, 13, 14, 15, 16 and 17, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1984.
2. Easements over the easterly 15 feet of subject property for public utilities, as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 108, page 379 and Deed Book 326, page 131.
4. Agreements with Alabama Power Company in Misc. Volume 34, page 457.
5. Agreements regarding underground cables in Misc. Volume 34, page 463.
6. Easements and agreements to Pelham Sewer Fund, Inc. in Deed Volume 345, page 785.
7. Declarations of covenants, agreements and conditions in Misc. Volume 49, page 238 and Misc. Volume 49, page 241.

The purchase price recited above was paid from a mortgage loan simultaneously herewith.

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

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, unless otherwise noted above; 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.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 7th day of May, 1984.

CAHABA INVESTORS, A General Partnership

By: Avery A. Clenney
Its General Partner

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

BOOK 355 PAGE 427

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AVERY A. CLENNEY, whose name as general partner of CAHABA INVESTORS, A General Partnership, 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, as such general partner, and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 7th day of May, 1984.

Robert H. S. Notary
NOTARY PUBLIC



BOOK 355 PAGE 428

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See entry 448-424
1984 MAY 11 AM 9:03

Rec 300
Ind 100
400

Thomas P. Sullivan, Jr.
JUDGE OF PROBATE

BARNETT, TINGLE, NOBLE & SEXTON
ATTORNEYS AT LAW
1800 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203
222-0473

BARNETT, TINGLE, NOBLE & SEXTON
ATTORNEYS AT LAW
1600 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203
222-0473

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

Alabama Bank
BIRMINGHAM, ALABAMA 35202

Judge of Probate

THIS FORM IS FURNISHED BY
ALABAMA TITLE CO., INC.
615 NORTH 21ST STREET
BIRMINGHAM, ALABAMA