

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy J. Hammer
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, Ga 30346

STATE OF ALABAMA)

D E E D

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-three Thousand Nine Hundred and No/100 Dollars (\$23,900.00)-----
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a INVERNESS, (herein "GRANTOR"), in hand paid by DAN L. HOWARD AND PATRICIA A. HOWARD, (herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Plat of The First Addition to Kerry Downs, a subdivision of Inverness as recorded in Map Book 7, Page 73 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1986.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 25 Pages 705-717 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

GRANTEE, by acceptance of this deed, acknowledges that GRANTOR has informed him that the premises may contain underground mines and tunnels and that GRANTOR makes no representation or warranty in connection with the geological conditions or subsurface features of the premises.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 12th day of May, 1986.

[Signature]

2154 TRADING CORPORATION

[Signature]
Vice President

STATE OF GEORGIA)

COUNTY OF DEKALB)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that James F. McEvoy, whose name as Vice President of 2154 Trading Corporation, a Corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 12th day of May, 1986. STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 JUN 10 AM 9:18

[Signature]
Notary Public

Notary Public, Georgia State at Large
My Commission Expires Dec. 7, 1986

[Signature]
Dan L. Howard
Rt 1, Box 243

27.50 *[Signature]*
JUDGE OF PROBATE

Deed TAX 24.00
Rec 2.50
Jud 1.00
27.50