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This instrument was prepared by Larry R. Newman, Attorney at Law
604 38th Street South, Birmingham, Alabama 35222

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MAN BY THESE PRESENTS, That in consideration of One Hundred Twelve Thousand and No/100 Dollars to the undersigned grantor, Altus Bank, A Federal Savings Bank, a corporation (hereinafter referred to as the "Grantor") in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto Joseph J. Reguett, Jr. and Eula B. Reguett (hereinafter referred to as the "Grantees") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, Block 1, according to the survey of Cedar Cove, Phase III, as recorded in Map Book 10, page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

BOOK 192 PAGE 68
SUBJECT TO: 1) taxes for the year 1988 and thereafter; 2) building set back line of 75 feet reserved from Cedar Cove as shown by recorded map; 3) public utility easements as shown by recorded plat, including an easement of 20 feet on the West side of property; 4) restrictions, covenants and conditions as set out in instrument recorded in Real 91, page 76, in said Probate Office; 5) right of way granted to South Central Bell by instrument recorded in Real 91, page 133, in said Probate Office; and 6) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 164, page 801 in said Probate Office.

THIS PROPERTY IS SOLD SUBJECT TO THE STATUTORY RIGHTS OF REDEMPTION ON THE PART OF THOSE ENTITLED TO REDEEM AS PROVIDED BY THE LAWS OF THE STATE OF ALABAMA.

\$100,800.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan from the Grantor closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its ~~Assistant~~ Vice President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 24th day of June, 1988.

ATTEST:

Frances Vanlandingham
Asst. Secretary

Altus Bank, A Federal Savings Bank

by George C. Talley (SEAL)
its ~~Assistant~~ Vice President

STATE OF ALABAMA)
HOUSTON COUNTY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that George C. Talley, whose name as Vice President of Altus Bank, A Federal Savings Bank, a corporation, and Frances Vanlandingham, whose name as Assistant Secretary of Altus Bank, A Federal Savings Bank, a corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 24 day of JUNE, 1988.

My commission expires: 6-30-90

88 JUN 30 AM 10:51

JUDGE OF PROBATE

Notary Public

1. Deed Tax \$ 11.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.00

Larry Newman