

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY ONE THOUSAND FOUR HUNDRED SEVENTY FIVE & NO/100--- (\$91,475.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Steven E. Chambers and Caryn H. Chambers ^{husband & wife} (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott G. Holmes, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

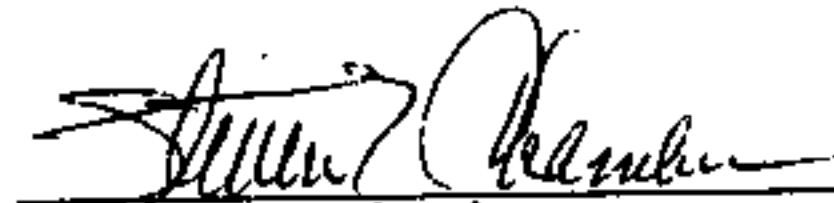
\$85,427.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

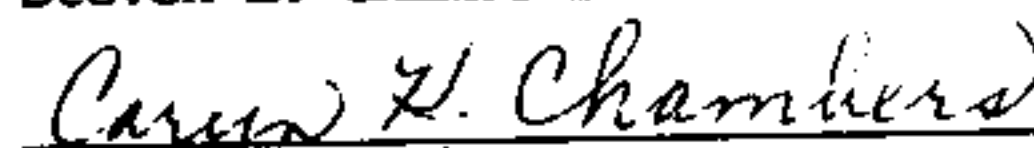
GRANTEES' ADDRESS: 469 Westover Road, Harpersville, Alabama 35078

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of June, 1990.


Steven E. Chambers (SEAL)


Caryn H. Chambers (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven E. Chambers and Caryn H. Chambers ^{husband & wife} whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June A.D., 1990

My Commission Expires March 10, 1991


Notary Public

Exhibit "A"

A tract or parcel of land lying and being in the SW 1/4 of the NW 1/4 of Section 19, Township 19 South, Range 2 East, and being more particularly described as follows:

Commence at the Northeast corner of the above 1/4-1/4 Section and proceed South 02 deg. 00 min. East along the East boundary of said 1/4-1/4 Section for a distance of 1003.8 feet to the point of beginning of property herein described, said point also being on the West side of a private road; thence continue South 02 deg. 00 min. East along the East boundary of said 1/4-1/4 Section and the West side of said road for a distance of 208.9 feet; thence South 66 deg. 00 min. West for a distance of 129.0 feet to a point on the waters edge of a private lake; thence North 75 deg. 23 min. West along said bank for a distance of 165 feet to a point; said point being 30 feet, more or less, North of the waters edge of said lake; thence South 89 deg. 14 min. West for a distance of 206.9 feet to a point; thence North 03 deg. 44 min. West for a distance of 208.7 feet to a point; thence North 88 deg. 22 min. East for a distance of 490.3 feet to the point of beginning; situated in Shelby County, Alabama.

BOOK 298 PAGE 518

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUL -2 PM 12:28

CLERK OF THE COURT

1	Deed Tax	\$ 6.50
2		\$ 5.00
3		\$ 3.00
4		\$ 1.00
5		\$ 15.50
Total		\$ 15.50