

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Anthony D. Snable, Attorney 772
(Address) 2700 Highway 280 South, Suite 101
Birmingham, Alabama 35223

Send Tax Notice to:
(Name) Jim Whatley Construction Company, Inc.
(Address) 2904 Kirkcaldy Lane
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred, Twenty-Five Thousand and no/100 -----Dollars
(\$125,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Franklin B. Sartain and wife, Diana G. Sartain

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Jim Whatley Construction Company, Inc.

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

Lot 4, in Block 9, according to the Map and Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Easements, rights of way, agreements and restrictions of record, and taxes due October 1, 1991.

NOTE: \$85,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

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

91 FEB 13 AM 10:51

W. Thomas C. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	\$ 40.00
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 2.50
4. Indexing Fee	-----	\$ 3.00
5. Notary Fee	-----	\$
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 46.50

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th
day of February 19 91

Franklin B. Sartain (Seal)
FRANKLIN B. SARTAIN

Diana G. Sartain (Seal)
DIANA G. SARTAIN

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA

Jefferson

County }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Franklin B. Sartain and wife, Diana G. Sartain

whose name(s) are signed to the foregoing conveyance, and who are is 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 4th day of February 19 91

10-21-91
My Commission Expires:

[Signature]
Notary Public