

THIS INSTRUMENT PREPARED BY:
Ben L. Zarzaur, Attorney
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Charles L. Denaburg
2125 Morris Avenue
Birmingham, Alabama 35203

\$150,000

04/28/1992-6159
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NOT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, James Halbrooks, a married man, (herein referred to as "grantor" whether one or more) grant, bargain, sell and convey unto Halden Investments, Inc. (herein referred to as "grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7 & 8, according to a Resurvey of Block 7 of Breckenridge, as recorded in Map Book 10, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 1992.
2. 10 foot utility easement North and East as shown by record map.
3. Ingress and Egress and Utility Easement of varying width South as shown by record map.
4. Restrictions, covenants and conditions as set forth in Real 45, page 774 in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as set forth in Deed Book 130, Page 175, and Deed Book 130, Page 174, in the Probate Office of Shelby County, Alabama.
6. Easement for underground cables to Alabama Power Company as set forth in Real 37, page 233, in the Probate Office of Shelby County, Alabama.
7. Easements, restrictions and reservations of record.

JAMES HALBROOK, RECORD TITLE HOLDER, AND JAMES HALBROOKS ARE ONE AND THE SAME PERSON.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTOR.

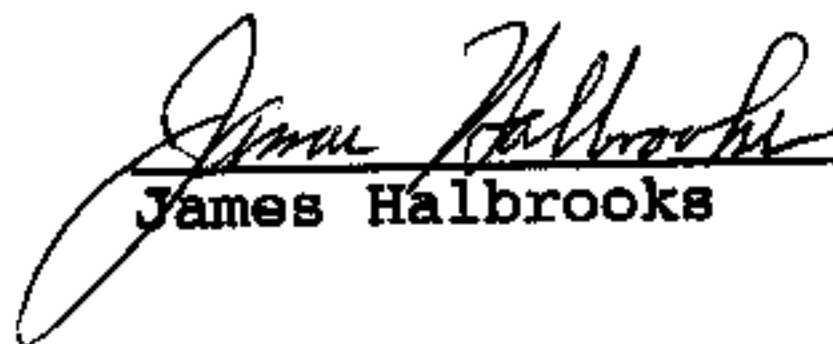
\$150,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal, this

31st day of March, 1992.



James Halbrooks

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Halbrooks, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 1992.


Notary Public

My Commission Expires: 12-26-94