

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Artis G. and Twila F. Tyree
107 Meadowgreen Road
Montevallo, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00), and other good and valuable consideration, paid to the undersigned grantor, Josephine Register, an unmarried woman ("Grantor"), by Artis G. Tyree and Twila F. Tyree ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama, (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Josephine Register is the surviving grantee of deed recorded in Deed Volume 289, at Page 772, in the Office of the Judge of Probate of Shelby County, Alabama. The other grantee, Harold Register, having died on or about the 28th day of May, 1988.

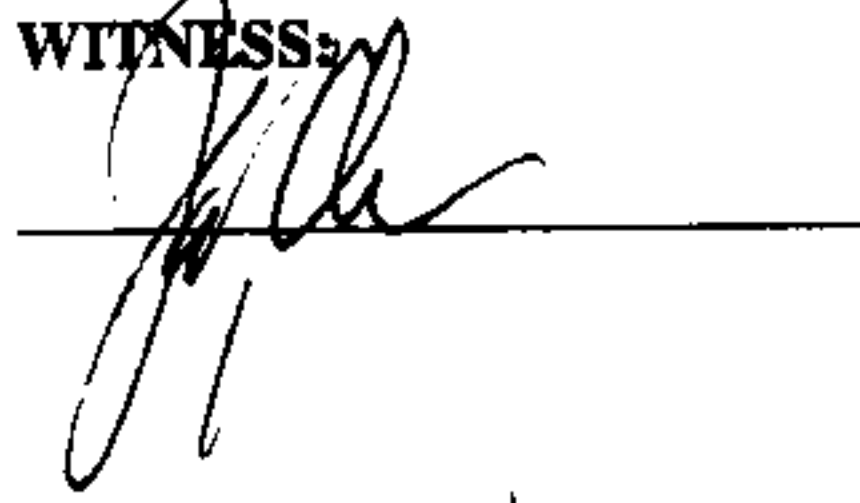
\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs and assigns, that she is lawfully seized in fee simple of the Premises; that the Premises are free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the Premises as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 29th day of December, 1995.

WITNESS:




Josephine Register

01/04/1996-00243
07:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 KCD 23.50

01/04/1996-00243

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josephine Register, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of December, 1995.



Notary Public

My Commission Expires: 23 May 99 |

Part of the NW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 West, more particularly described as follows:

Begin at the NE corner of Lot 3, Block 3, of Cherokee Forest - First Sector, as recorded in Map Book 5, Page 17 in the Office of the Judge of Probate in Shelby County, Alabama; thence Easterly along the projection of the Northerly line of said Lot 3, a distance of 200 feet; thence 90 degrees right in a Southerly direction a distance of 174.00 feet; thence 90 degrees right in a Westerly direction a distance of 200 feet to a point on the Easterly line of said Lot 3; thence 90 degrees right in a Northerly direction along said Easterly line a distance of 174.00 feet to the point of beginning.

Minerals and mining rights excepted.

EXHIBIT "A"

Inst. # 1996-00243

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