

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
DEBRA R. KELLUM
49 South Forty Road
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand Five-Hundred and No/100 Dollars (\$108,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, WILLIAM E. BASS, JR. and wife, HILLARY E. BASS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEBRA R. KELLUM AND GEORGE M. KELLUM (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of South Forty, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. 30' building line from South Forty Road as shown on the recorded map.
3. Restrictions recorded in Book 181, Page 882, and as shown on the recorded map.
4. Right of way to Alabama Power Company recorded in Deed Book 101, Page 121; Deed Book 129, Page 40; Real Volume 167, Page 313, and corrected in Real Volume 181, Page 606.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 76, Page 81, and Deed Book 324, Page 391.
6. Notice is hereby given that the recorded subdivision map, as recorded in Map Book 11, Page 102, contains on the face of same a statement pertaining to natural lime sinks.

\$103,050.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said

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premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of APRIL, 1996.

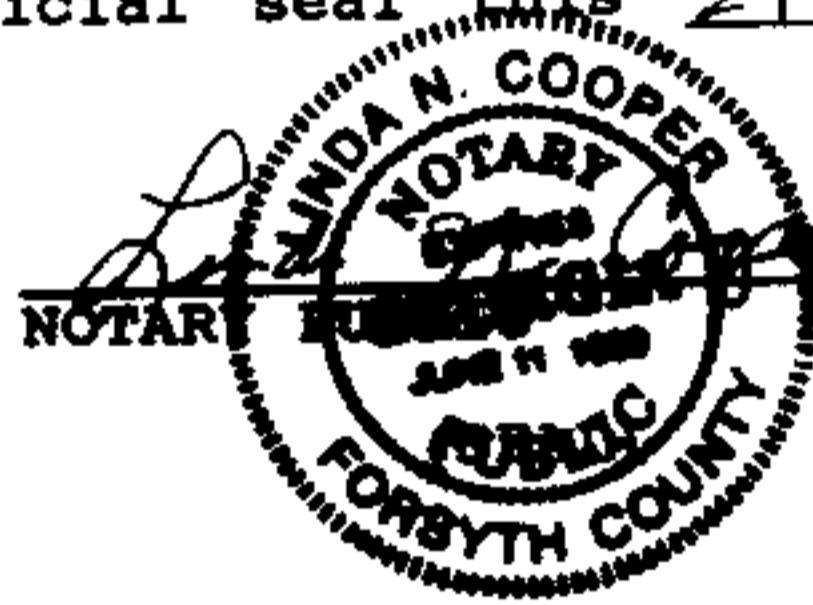
William E. Bass, Jr.
WILLIAM E. BASS, JR.

Hillary E. Bass
HILLARY E. BASS

STATE OF GA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM E. BASS, JR. and wife, HILLARY E. BASS, 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 29th day of APRIL, 1996.



My Commission Expires:
6-11-99

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FORSYTH COUNTY JUDGE OF PROBATE
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