

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
BENJAMIN L. WEBB JR.
3645 Southern Blvd
Birmingham, AL
35242

Inst. # 1996-42051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty-Five Thousand and No/100 Dollars (\$55,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BENJAMIN L. WEBB, JR. (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Oakcrest, Sector Two as recorded in Map Book 20, Page 129 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Grantor herein specifically quitclaims any portion of the above-described property which is north of the fence as shown by the recorded map but does not warrant the property located north of said fence.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Building setback line of 50 feet reserved from High Crest Road as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-2205 in Probate Office; (4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127, Page 442 in Probate Office; (5) Rights-of-way(s) granted to South Central Bell by instrument(s) recorded in Real 116, Page 275 in Probate Office; (6) Restrictions, limitations and conditions as set out in Map Book 20, Page 129; and (7) Agreement with Alabama Power Company as set out in Instrument #1995-1633 in Probate Office.

Notwithstanding the foregoing "SUBJECT TO" items, Grantor and Grantee acknowledge that the 35 foot setback requirement set forth in Article II paragraph 4 of the Declaration of Restrictive Covenants for Oak Crest Sector Two, as recorded in Instrument #1996-2205 in the Probate Office of Shelby County, Alabama have been waived with respect to the property conveyed herein only as to the 35 feet facing Oak Mountain State Park.

Grantor hereby quitclaims any mineral rights which Grantor owns to Grantee but does not warrant the same.

The property conveyed herein is not the homestead of Michael H. Strong or his spouse.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL H. STRONG, a married man, has hereunto set his hand and seal, this the 18 day of DECEMBER, 1996.


Michael H. Strong

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL H. STRONG, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18 day of DECEMBER, 1996.


Notary Public
My Commission Expires: 3-1-98

Inst # 1996-42051

12/23/1996-42051
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 66.00