

THIS INSTRUMENT PREPARED BY:
Joyce E. May
Attorney at Law
Suite 206-2101 Magnolia Avenue
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Craig T. Hyde
185 Oakmont Road
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1997-02397

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Seventy Five Thousand and No/100 (\$75,000.00) Dollars to the grantor herein, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Cammie D. Wiggins, a married woman, (herein referred to as the Grantor), grant, bargain, sell and convey unto Craig T. Hyde, (herein referred to as the Grantee), the following described real estate, and improvements thereon, situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of the southwest 1/4 of the southwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama and run westerly along the south line of said 1/4 1/4 Section for 641.46 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 238.10 feet to a point on the southeast right of way line of Alabama Highway No. 261; thence turn 135°29'36" right and run northeasterly along said right of way line for 213.93 feet; thence turn 86°30'00" right and run southeasterly 153.00 feet; thence turn 78°38'19" right and run 55.32 feet to the point of beginning.

Subject to taxes for 1997, a lien not yet due and payable. Subject to right of way to BellSouth Telecommunications, recorded in Instrument 1995-7421 in the Probate Office of Shelby County, Alabama.

Subject to right of way to Alabama Power Company by Instrument recorded in Volume 101, page 551, in the Probate Office of Shelby County, Alabama.

Subject to right of way to Shelby County, recorded in Volume 135, page 364 in the Probate Office of Shelby County, Alabama.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

THE PROPERTY HEREIN IS BEING CONVEYED TO THE GRANTEE IN "AS IS" CONDITION. GRANTEE IS AWARE THAT SAID PROPERTY IS WITHOUT SEWER AND UTILITIES.

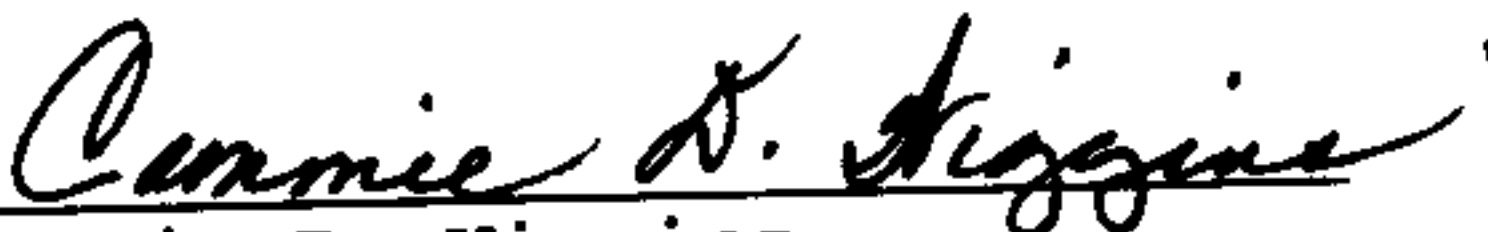
\$56,250.00 of the consideration recited herein was paid from the proceeds of a loan from Colonial Bank to the grantee.

01/24/1997-02397
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of January, 1997.


Cammie D. Wiggins

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cammie D. Wiggins, a married 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 official seal this 21st day of January, 1997.


Notary Public

My Commission Expires 3/4/98

Inst # 1997-02397

01/24/1997-02397
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00