

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOHN BRIAN TIPTON
376 RED STICK ROAD
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED and 00/100 (\$136,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, KEVIN L. CHARLTON and DEIDRA CHARLTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOHN BRIAN TIPTON, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, BLOCK 3, ACCORDING TO THE SURVEY OF INDIAN WOOD FOREST, THIRD SECTOR, AS RECORDED IN MAP BOOK 7 PAGE 104 IN THE PROBATE OFFICE OF ~~JEFFERSON~~ ^{Shelby} COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 50 feet reserved from Red Stick Road as shown by plat.
3. Easement(s) as shown by recorded plat, a 10 foot easement on the Southerly side and 5 foot easement on the Easterly side of lot.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101 page 536 and Deed Book 175 page 274 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 319 page 43 in Probate Office.

\$122,850.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and

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assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KEVIN L. CHARLTON and DEIDRA CHARLTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of January, 1997.


KEVIN L. CHARLTON


DEIDRA CHARLTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KEVIN L. CHARLTON, DEIDRA CHARLTON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of January, 1997.


Notary Public

My commission expires: 7/16/98

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