

THIS INSTRUMENT WAS PREPARED BY:
JAMES S. WITCHER, JR., ATTORNEY
15 Office Park Circle, Suite 100
Birmingham, Alabama 35223
Phone: (205) 871-3056

SEND TAX NOTICE TO:
James W. Parker, Sr.
2405 Brook Run
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF ONE HUNDRED TWENTY FOUR THOUSAND THREE HUNDRED THIRTY TWO AND NO/100---(\$124,332.00)---DOLLARS to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, Jimmy W. Blaauw, by and through his Attorney-In-Fact, Sylvia Blaauw, and Sylvia Blaauw, individually, wife of Jimmy W. Blaauw, (herein referred to as grantors), do hereby grant, bargain, sell and convey unto James W. Parker, Sr. (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Shadow Brook, as recorded in Map Book 6 page 102 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Ad Valorem taxes due in the year 1997, not due and payable until October 1, 1997.
2. Building setback line 50 feet reserved from Brook Run as shown by plat.
3. Easement(s) as shown by recorded plat, 10 feet on the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 16, page 561 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129, page 567 and Deed 301, page 562 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 17 page 386 and covenants pertaining thereto recorded in Misc. Book 17, page 393 in Probate Office.
7. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 40, page 432 and Deed 307, page 339 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 6, page 102 A & B.

Inst # 1997-14148

05/07/1997-14148
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 20.00

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Blaauw to Parker
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\$118,100.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his successors and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our signatures and seals, this 12th day of March, 1997.

*Jimmy W. Blaauw by and through his
Attorney-in-Fact, Sylvia Blaauw*

JIMMY W. BLAAUW, by and through his
Attorney-In-Fact, Sylvia Blaauw

Sylvia A. Blaauw
SYLVIA BLAAUW
Sylvia Blaauw

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sylvia Blaauw, as Attorney-In-Fact for Jimmy W. Blaauw, 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 as such Attorney-In-Fact and with full authority.

Given under my hand and official seal this 12th day of March, 1997.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)

9/24/2000

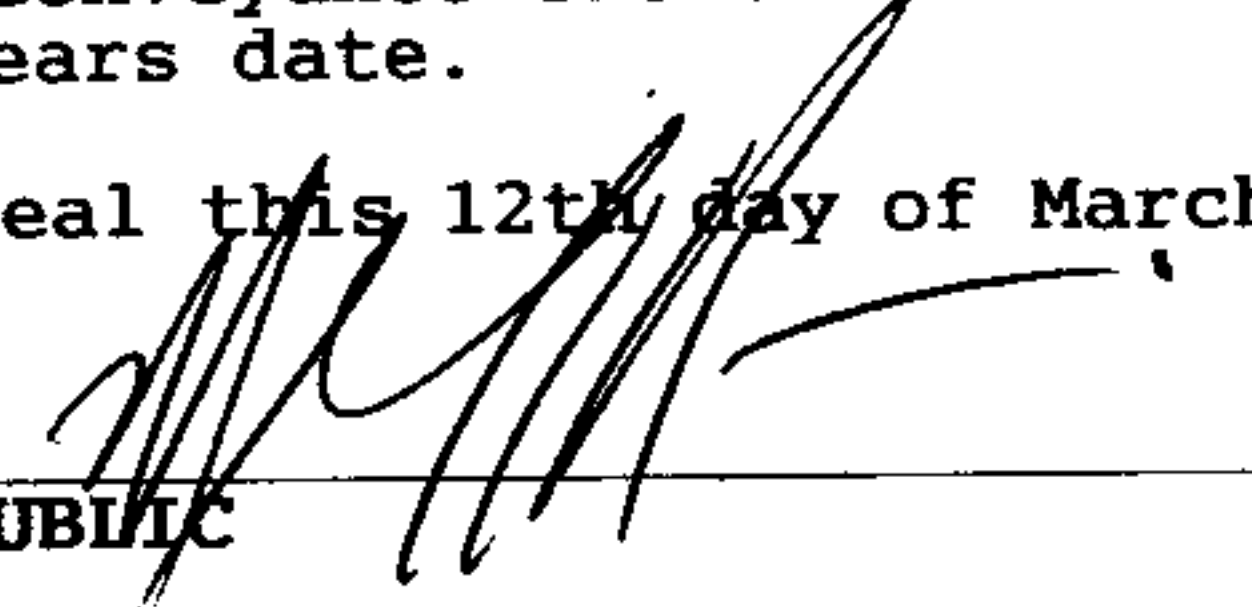
Warranty Deed
Blaauw to Parker
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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sylvia Blaauw, wife of Jimmy W. Blaauw 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 12th day of March, 1997.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

(SEAL)

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