

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: CHARLES STEVENS COLEMAN, II
name

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

834 HILLSHIRE DRIVE

address

HOOVER, ALABAMA 35244

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THIRTY THOUSAND AND NO/100-----
-----DOLLARS (\$230,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, WILLIAM JEFFERY DeCAPUA and wife, GAYLA J. DeCAPUA

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHARLES STEVENS COLEMAN, II

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

LOT 21, ACCORDING TO THE SURVEY OF THE HIGHLANDS, 2ND SECTOR, AS RECORDED IN
MAP BOOK 18, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER.

EASEMENTS, BUILDING LINE AND RESTRICTIONS AS SHOWN ON RECORD MAP.

DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1994/9291.

RIGHT OF WAY TO BELL SOUTH COMMON RECORDED IN INSTRUMENT 9407-402.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN VOLUME 161, PAGE 488.

MINERALS AND MINING RIGHTS AND RIGHTS INCIDENT THERETO IN VOLUME 233, PAGE
505.

\$100,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 1997-17286

06/03/1997-17286
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 138.50

TO HAVE AND HOLD to the said grantee, 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,
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, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 29th
day of May, 19 97

William Jeffery DeCapua (Seal)
WILLIAM JEFFERY DeCAPUA
GAYLA J DeCAPUA (Seal)
GAYLA J DeCAPUA (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
WILLIAM JEFFERY DeCAPUA and wife, GAYLA J. DeCAPUA
whose name(s) 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 hands and official seal this 29th day of May, A.D., 19 97

GENE W. GRAY, JR.

Notary Public