

Send tax notice to:
Emily V. Boyd
725 Chase Brook Circle
Birmingham, AL 35244

This Instrument Prepared By:
Louis B. Feld, Esq.
Feld, Hyde, Lyle & Wertheimer, P.C.
2100 SouthBridge Pkwy., Suite 590
Birmingham, Alabama 35209

110,000

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE
INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION
AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND
NONE WAS CONDUCTED AND/OR RENDERED.**

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Herbert M. Boyd and Emily V. Boyd, husband and wife (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Emily V. Boyd (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, according to the survey of Chase Park Estates as recorded in Map Book 11, Page 39 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Building setback line of 40 feet reserved from Street as shown by plat.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 145 Page 137 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 Page 407 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 111 Page 625 in Probate Office.
7. Public utility easements as shown by recorded plat, including an irregular easement on the Southeasterly side and 10 feet on the East and South sides of lot.
8. Rights of riparian to owners in and to the use of said Creek.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 121.00

1997-18207

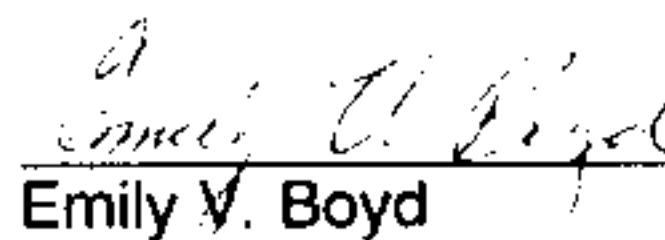
TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

The Grantor and the Grantee, Emily V. Boyd, are one and the same person.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, 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, her heirs, successors and assigns forever, against the lawful claims of all persons.

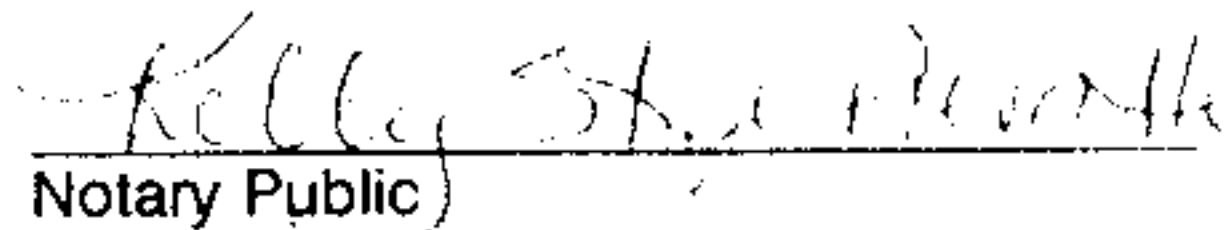
IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 21st day of April, 1997.


Herbert M. Boyd


Emily V. Boyd

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Herbert M. Boyd and Emily V. Boyd, husband and wife, whose names 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 hand this the 21st day of April, 1997.


Notary Public

Kelly Stipe Pevette
Printed Name

[NOTARY SEAL]

My Commission Expires: 8/18/00

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