

Send tax notice to:
Lynda C. Clark and
William D. Clark
911 Jackson Circle
Helena, AL 35080

This instrument prepared by:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 1997-21625

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand Four Hundred and no/100 Dollars (\$119,400.00) in hand paid to the undersigned, R. Wilkins Construction, Inc., an Alabama Corporation (hereinafter referred to as the "Grantor") by Lynda C. Clark and William D. Clark (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of St. Charles Place, Phase Two, Sector 7, as recorded in Map Book 22, Page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1997.
2. 20 foot building line as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. #1997-6475.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities

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003 MEL 15.00

relating thereto as recorded in
Inst. #1996-36801.

5. Right-of-way granted to Alabama Power Company recorded in Volume 130, Page 166; Volume 133, Page 55 and Volume 138, Page 217.
6. Right-of-way granted to Southern Natural Gas recorded in Volume 90, Page 336.

(\$118,352.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Roger Wilkins, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 3rd day of July, 1997.

R. WILKINS CONSTRUCTION, INC.

By: Roger Wilkins
Roger Wilkins
Its President

STATE OF ALABAMA

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Roger Wilkins, whose name as President of R. Wilkins Construction, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 3rd day of July, 1997.



Notary Public

[NOTARIAL SEAL]

My Commission expires:

2/23/2000

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