

Send tax notice to:  
Ross Shane Buckley  
529 Wynlake Court  
Alabaster, AL 35007

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

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Four Thousand and no/100 Dollars (\$174,000.00) in hand paid to the undersigned, Brookland Homes, Inc., an Alabama Corporation (hereinafter referred to as the "Grantor") by Ross Shane Buckley (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 39, according to the survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, Page 12 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1997.
2. Building setback lines, easements, restrictions, covenants and conditions, rights-of-way and limitations of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 15 page 375 in Probate Office.

Inst # 1997-25058

08/08/1997-25058  
09:54 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 14.50

Inst # 1997-25058

(\$156,600.00 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, his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, his 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, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President,  
AL H ASHTARANI, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 1st day of August, 1997.

BROOKLAND HOMES, INC.

By: A. Asht  
Its PR.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Abdulla Asharawi, whose name as President of Brookland Homes, 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 1st day of August, 1997.

  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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