

Send tax notice to:  
Lawrence H. Flaucher and  
Shelby F. Flaucher  
133 St. Charles Drive  
Helena, Alabama 35080

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 Twenty-Four Thousand and no/100 Dollars (\$124,000.00) in hand paid to the undersigned, R. Wilkins Construction, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by Lawrence H. Flaucher and wife, Shelby F. Flaucher (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of St. Charles Place, Phase Two, Sector Five, as recorded in Map Book 20, Page 143, 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1994-36801.
4. Restrictions and covenants appearing of record in Inst. #1996-7453.

Inst # 1997-26333

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SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 38.50

Inst # 1997-26333

(\$99,200.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, 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 Grantees, 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 11th day of August, 1997.

R. Wilkins Construction, Inc.

By: Roger Wilkins  
Roger Wilkins  
Its President

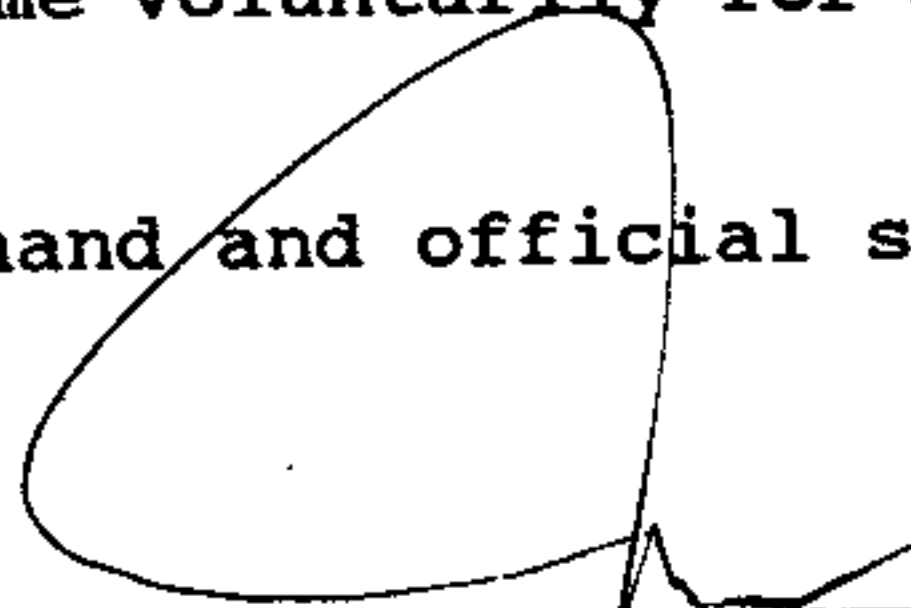
STATE OF ALABAMA

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 11th day of August, 1997.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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