

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES CAUDILL
2323 BUCKINGHAM PLACE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND and 00/100 (\$125,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GORDON A. BELLAMY and SANDRA J. BELLAMY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES CAUDILL and DEDRA CAUDILL, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF HARBOR TOWNE, AS RECORDED IN MAP BOOK 13, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Easements, of claims of easements, not shown by the public records.
3. Easement over the East 10 feet and Southerly 20 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. 35 foot building restriction line from Buckingham Place as shown on recorded map.
5. Restrictions appearing of record Real Volume 242, Page 569.
6. Right-of-way granted South Central Bell Telephone Company recorded Deed Book 337, Page 239.
7. Easement and right-of-way granted Alabama Power Company and South Central Bell Telephone Company recorded Real Volume 279, Page 945.

\$127,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.


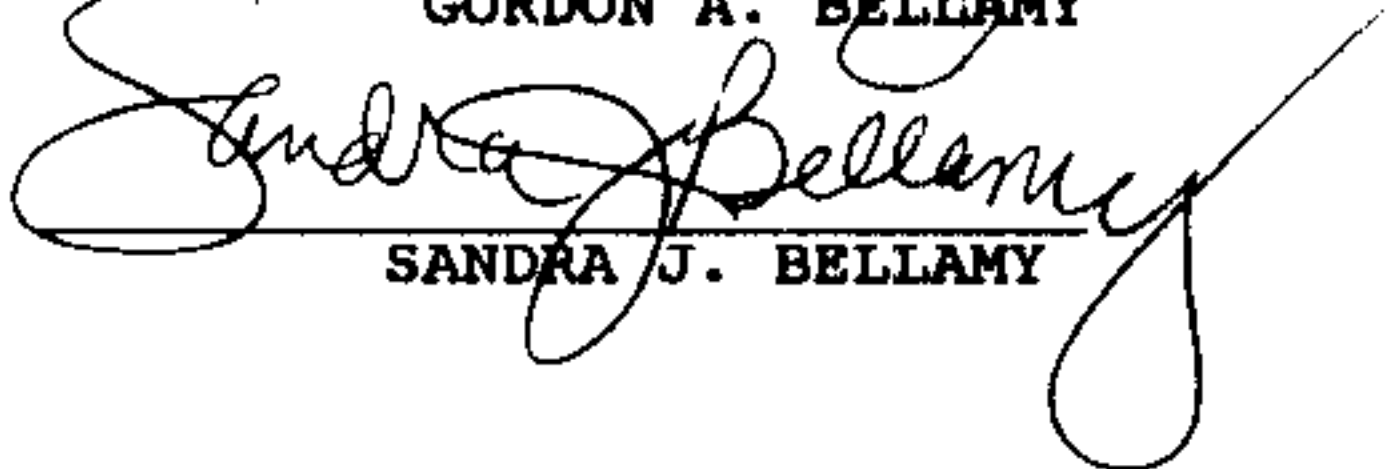
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall

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pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GORDON A. BELLAMY and SANDRA J. BELLAMY, HUSBAND AND WIFE, have hereunto set his, her, or their signature(s) and seal(s), this the 29th day of August, 1997.


GORDON A. BELLAMY

SANDRA J. BELLAMY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GORDON A. BELLAMY and SANDRA J. BELLAMY, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of August, 1997.



Notary Public

My commission expires: 7/16/98

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