

Send tax notice to:
William R. Perdue and
Melanee D. Perdue
216 Summer Brook Lane
Alabaster, AL 35007

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

STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 1997-36256

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Two Thousand Nine Hundred and no/100 Dollars (\$122,900.00) in hand paid to the undersigned, William C. Greenway, Jr., an unmarried man (hereinafter referred to as the "Grantor") by William R. Perdue and wife, Melanee D. Perdue (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 Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 80, according to the Survey of Summer Brook, Sector Two, as recorded in Map Book 18, Page 75, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1998.
2. 50 foot building line as shown by recorded Map.
3. 10 foot Easement on rear, as shown by recorded Map.
4. Restrictions as shown by recorded Map.

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SHELBY COUNTY JUDGE OF PROBATE
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5. Pipe line permit and Right of way to Southern Natural Gas Corporation, recorded in Deed Book 90, Page 445 and Deed Book 90, Page 333, in the Probate Office of Shelby County, Alabama.
6. Easement to Plantation Pipeline Company, recorded in Deed Book 112, Page 364, Deed Book 112, Page 280 and Deed Book 212, Page 635, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabaster Water and Gas Board, recorded in Deed Book 278, Page 391, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights not owned by grantor, it being the intention of grantor to convey only such mineral and mining rights as he might own without warranty.
9. Restrictions or covenants recorded in Instrument #1994-15844 in the Probate Office of Shelby County, Alabama.
10. Covenant for storm water runoff control recorded in Instrument #1994-35565 in the Probate Office of Shelby County, Alabama.

(\$122,900.00 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 himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their

heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 28th day of October, 1997.

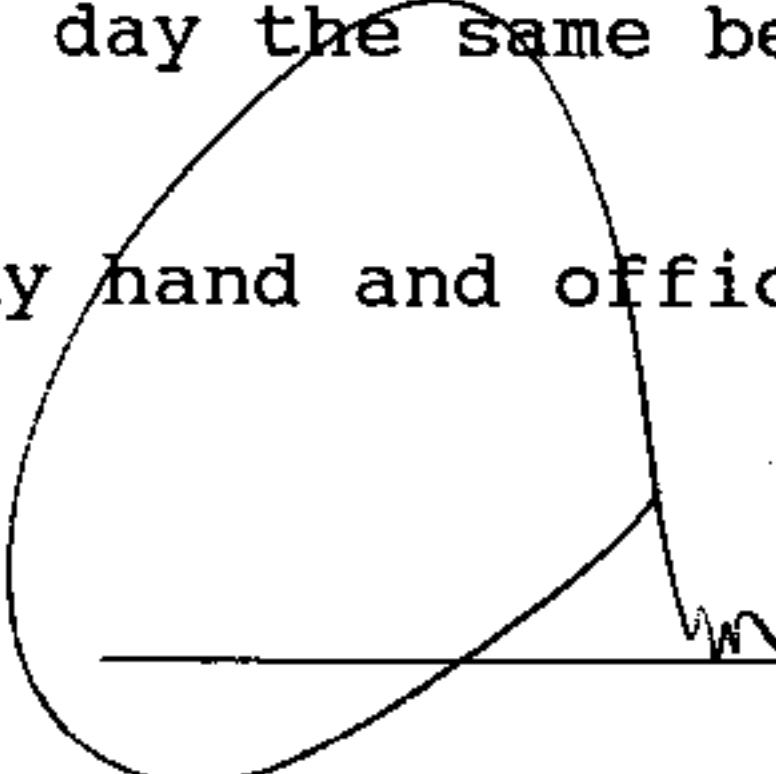


William C. Greenway, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William C. Greenway, Jr., an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 1997.



Notary Public

[NOTARIAL SEAL]

My Commission expires:

2/23/2000

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