

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Betty McGowen
Warrior Savings Bank
ADDRESS: Post Office Box 490
Warrior, Alabama 35180-0490

Jack S. Barry, Jr.
384 Brook Green Lane
Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ten Thousand and no/100 (\$310,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Roy R. Duncan, Jr. and wife, Betty Vick Duncan
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Jack S. Barry, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3-A, in Block 4, according to a Resurvey of Lots 2 & 3, Block 4, Indian Springs Ranch, said Resurvey being recorded in Map Book 15 Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due in the year 1998, a lien, but not yet payable.
2. A 100 foot building set back line as shown by record plat.
3. A 3 foot easement facing Brook Green Lane; a 10 foot easement over the west, north and east sides extending to a 20 foot easement over the easterly side as shown by record plat.
4. Easements in favor of Alabama Power Company recorded in Deed Book 1 76, Pages 71, 73 & 75.
5. Restrictions, conditions & limitations as set forth in Deed Book 195 Page 467; Book 242, Page 436 and Book 199, page 511 and as amended in Real Volume 238 page 682.
6. Right of way in favor of Alabama Power Co. & Southern Bell Telephone & Telegraph Co. recorded in Volume 198 page 491.
7. Coal, oil, gas & mineral, and mining rights & all rights incident thereto including release of damages.

\$100,000.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

11/17/1997-37486
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns, with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 12th
day of November, 1997.

Roy R. Duncan, Jr. (Seal)
Roy R. Duncan, Jr.
Betty Vick Duncan (Seal)
Betty Vick Duncan (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Shannon C. Putman, a Notary Public in and for said County, in said State, hereby certify that Roy R. Duncan & wife, Betty Vick Duncan whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, A. D., 1997.

Shannon C. Putman

Notary Public.