

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DONALD L. ALBRIGHT
1925 INDIAN LAKE DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND and 00/100 (\$143,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ERNEST H. ARRANT and PATRICIA W. ARRANT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD L. ALBRIGHT, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, FIRST SECTOR, INDIAN VALLEY LAKE ESTATES, RECORDED IN MAP BOOK 5, PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Easements, or claims of easements, not shown by the public records.
3. Easement over the Ease 10 feet on said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. 50 foot building restriction line from Indian Lake Drive as shown on recorded map.
5. Restrictions appearing of record Misc. Book 2 page 298; Misc. Book 4 page 187; Misc. Book 7 page 98; Misc. Book 8 page 70; Misc. Book 8 page 166; amended in Misc. Book 16 page 768; and Misc. Book 22 page 589.
6. Easement and right-of-way granted Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded Deed Book 282, page 140.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded Deed Book 127, page 140.

\$100,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

12/15/1997-40581
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 54.00

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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, ERNEST H. ARRANT and PATRICIA W. ARRANT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of November, 1997.



ERNEST H. ARRANT



PATRICIA W. ARRANT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ERNEST H. ARRANT, PATRICIA W. ARRANT 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 21st day of November, 1997.


Notary Public

My commission expires: 5-20-00

Inst. # 1997-40581

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