

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9712-1912

This Instrument was
prepared by:

Pruett, Brown, Turner,
Norton & Waldrup, L.L.C.
Attorneys At Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

TERRY W. BELL
200 MCCLURE DRIVE
WILSONVILLE, AL 35186

Inst # 1998-01761

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 SEVEN THOUSAND SIX HUNDRED DOLLARS and 00/100 (\$127,600.00) DOLLARS to the undersigned grantor, **WRIGHT HOMES, INC.** in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **TERRY W. BELL and LINDA F. BELL, 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:

REFERENCE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

\$107,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

SUBJECT TO:

AD VALOREM TAXES FOR 1998, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1998 AND FURTHER SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS, BUILDING LINES, RIGHT OF WAY(S), LIMITATIONS AND AGREEMENTS AS THE SAME ARE FILED OF RECORD IN SAID PROBATE OFFICE.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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 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.

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SHELBY COUNTY JUDGE OF PROBATE
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And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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 said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, WRIGHT HOMES, INC., CORPORATION, by its PRESIDENT, RICHARD A. WRIGHT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of December, 1997.

WRIGHT HOMES, INC.

By:



RICHARD A. WRIGHT, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICHARD A. WRIGHT, whose name as PRESIDENT of WRIGHT HOMES, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 22nd day of December, 1997.


Notary Public

My commission expires:

12/25/99

EXHIBIT "A"

Property described is situated in Shelby County:

Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run West along the North line thereof 609.92 feet; thence 88 degrees, 50 minutes, 30 seconds left run Southerly 4258.92 feet to the point of beginning; thence 30 degrees, 40 minutes, 01 seconds left run 183.91 feet to the Northerly right of way of McClure Drive and a point of curve to the right, having a radius of 151.33 feet, a central angle of 43 degrees, 13 minutes, 47 seconds; thence 107 degrees, 19 minutes, 11 seconds right to chord run Westerly along said right of way and said curve 114.18 feet; thence continue along said right of way, tangent to aforesaid curve 135.82 feet, thence 58 degrees, 53 minutes, 41 seconds right run Northwesterly 574.94 feet; thence 95 degrees, 46 minutes, 04 seconds right run Northeasterly 222.24 feet; thence 85 degrees, 06 minutes, 15 seconds right run Southeasterly 118.15 feet to a point of curve to the right, having a radius of 50.01 feet, a central angle of 144 degrees, 06 minutes, 25 seconds; thence 15 degrees, 42 minutes, 48 seconds left to chord run along said curve 125.82 feet; thence 17 degrees, 43 minutes, 27 seconds left from chord run Southeasterly 214.93 feet; thence 6 degrees, 41 minutes, 26 seconds left run 35.06 feet to the point of beginning.
According to the Survey of Thomas E. Simmons, RLS #12945, dated March 13, 1997.

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