

This instrument was prepared by

Holliman, Shockley & Kelly
(Name) 2491 Pelham Parkway
Pelham, AL 35124
(Address)

Send Tax Notice To:

Brian A. Strange
(Name) 313 Willow Glen Court
Alabaster, AL 35007
(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Six Thousand and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Roger S. Muller, a married man

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Brian A. Strange, a single man

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 95,350.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the grantor or his spouse.

02/13/1998-04986
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

TO HAVE AND TO HOLD, to the said GRANTEE, 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, 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, I have hereunto set my hand(s) and seal(s), this 9th day of January, 19 98.

(Seal) Roger S. Muller by his Attorney-in-fact, Jo Fish (Seal)
(Seal) (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Roger S. Muller by his Attorney-in-fact, Jo Fish, whose name(s) 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 executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 9th day of January, 19 98.

Notary Public
879-58