

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Abana Enterprises
201 Yeager Pkwy Ste. B
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Forty-Four Thousand Nine Hundred and no/100 Dollars (\$44,900.00)** to the undersigned grantor (whether one or more, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES N. CARROLL AND WIFE, BETTY L. CARROLL

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all his right, title and interest unto

ABANA ENTERPRISES

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

Lot 22, in Block 2, according to the Survey of Norwick Forest, Third Sector, Second Phase as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and thereafter.

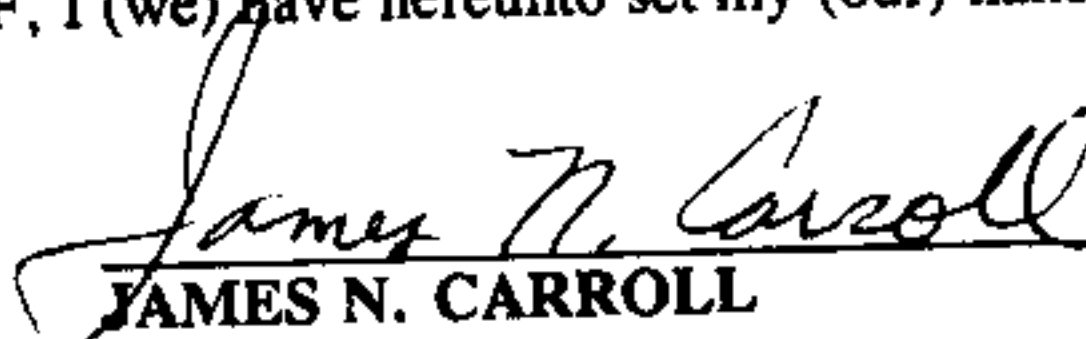
Subject to all easements, restrictions, and rights-of-way of record.

NOTE: This is non-homestead proeperty of the Grantors hereinabove.

TO HAVE AND TO HOLD, the same unto the 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of March, 1998.


JAMES N. CARROLL


BETTY L. CARROLL

03/18/1998-09340
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 56.00

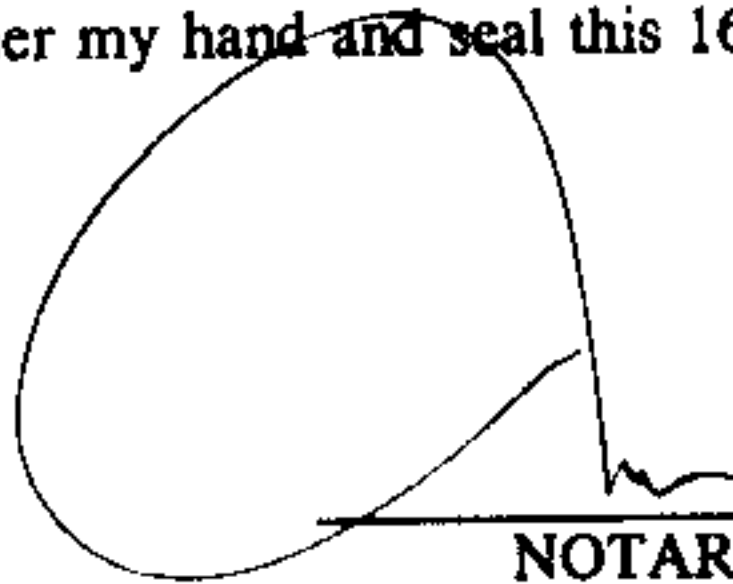
Inst # 1998-09340

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **James N. Carroll and wife, Betty L. Carroll**, whose name 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of March, 1998.



NOTARY PUBLIC

My Commission Expires: 2/23/2000

Inst # 1998-09340

03/18/1998-09340
08:25 AM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
DOE HCB 36.00