

(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:

DORIS R. NELSON
329 WILLOW CREST LANE
HOOVER, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FIVE THOUSAND and 00/100 (\$205,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, S. J. BETBEZE and CECELIA BETBEZE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DORIS R. NELSON, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, BLOCK 1, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, 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. Easement to Alabama Power Company recorded in Real Book 142, page 184 and Real Book 149, page 12 in Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereof, including rights set out in Deed Book 121, page 294.
4. Restrictions, covenants and conditions as recorded in Real Book 160, page 495.
5. Restrictions for land use as set out in Real Book 160, page 492.
6. Declaration of Protective Covenants for Southlake Crest as recorded in Inst. #1993-30195.
7. Agreement with Alabama Power Company as to covenants pertaining thereto recorded in Inst. #1993-24582.
8. By-Laws of Southlake Crest Residential Association as recorded in Inst. #1993-30197.

\$102,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

03/19/1998-09572
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 114.00

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, S. J. BETBEZE and CECELIA BETBEZE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 17th day of February, 1998.

S. J. Betbeze S. J. BETBEZE
Cecelia Betbeze CECELIA BETBEZE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that S. J. BETBEZE, CECELIA BETBEZE 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 17th day of February, 1998.

Mary Margaret Rife
Notary Public

My commission expires: *8/22/2000*

Inst # 1998-09572

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09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
802 NCS 114.00