

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ARON PAUL CHARAD  
3809 BENT RIVER ROAD  
BIRMINGHAM, AL 35216

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of TWO HUNDRED NINETEEN THOUSAND FIVE HUNDRED SIXTY and 00/100 (\$219,560.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JIMMIE E. PARKER, A MARRIED PERSON and DAVID P. LEONARD, A MARRIED PERSON, DBA L & P CONTRACTORS (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ARON PAUL CHARAD, AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 36, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 1ST SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 76, 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. 35 foot building line on north side of lot as shown on recorded map.
3. Varying easement through lot as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. #1996-6492, Inst. No. 9707\1199 and Inst. #1996-29337.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1996-29338.

**SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR(S) NOR THEIR RESPECTIVE SPOUSE(S).**

\$196,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

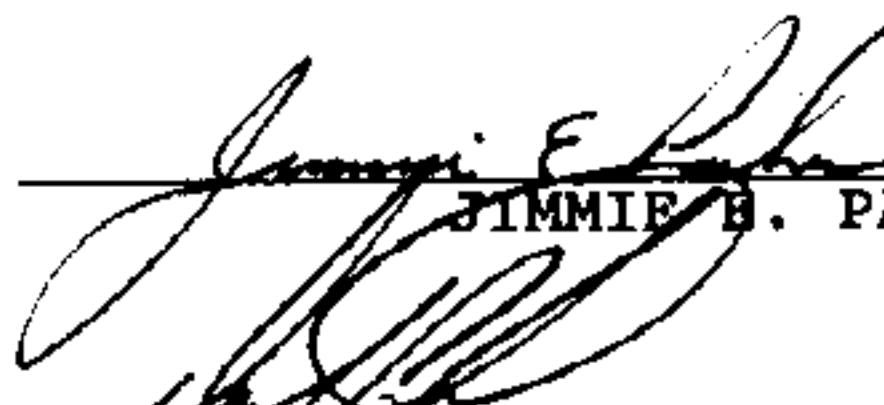

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

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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, JIMMIE E. PARKER, A MARRIED PERSON and DAVID P. LEONARD, A MARRIED PERSON DBA L & P CONTRACTORS, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of March, 1998.

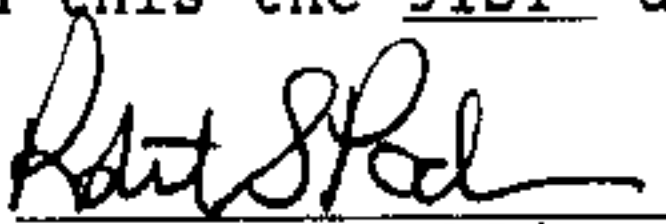
  
JIMMIE E. PARKER  
  
DAVID P. LEONARD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JIMMIE E. PARKER, DAVID P. LEONARD DBA L & P CONTRACTORS 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 31ST day of MARCH, 1998.

  
Notary Public

My commission expires: 7/16/98

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