

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of FORTY THREE THOUSAND & NO/100 Dollars (\$43,000.00) to the undersigned grantor, in hand paid by the grantees herein, and other good and valuable consideration, the receipt whereof is acknowledged, FOREST PARKS, L.L.C. (herein referred to as "Grantor"), grants, bargains, sells and conveys unto GREGORY J. POOLE and ALISA B. POOLE (herein collectively referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 406, according to the Survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO AND EXCEPT FOR:

1. 1998 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. Easement for Alabama Power Company recorded in Volume 236, Page 829, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323 and Volume 124, Page 519.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, Page 262.
6. Covenants, restrictions, conditions and limitations as set out in Instrument 1998-03109 and as shown on recorded map.
7. Terms, conditions, covenants, easements and release of damages as recorded in Instrument #1996-31156.

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.

Inst # 1998-12281

04/07/1998-12281
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 12.00

Inst # 1998-12281

IN WITNESS WHEREOF, the said Grantor by its Manager,
John B. Davis, who is authorized to execute this conveyance, has hereto set its signature and
seal, this the 3rd day of April, 1998.

Forest Parks, L.L.C.
an Alabama limited liability company

By: [Signature]

Its: MANAGER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
John B. Davis whose name as the Manager of **Forest Parks, L.L.C.**, an Alabama
limited liability company, 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, as such
Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this 3rd day of April, 1998.

Catherine D. Mills
Notary Public
My Commission Expires: 11/2/98

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Johnston & Conwell, L.L.C.
800 Shades Creek Parkway
Suite 325
Birmingham, AL 35209
(205) 414-1212

SEND TAX NOTICE TO:

Mr. and Mrs. Gregory J. Poole
5346 Harvest Ridge Lane
Birmingham, AL 35242

RE-3153

Inst # 1998-12281

04/07/1998-12281
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00