

No title search was done in
the preparation of this deed.

Send tax notice to:
Jim Carroll and
Betty Carroll

*635 Bennett Dr
Alabaster, AL 35007*

This instrument prepared by:
James R. Moncus, Jr.
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$^{*\$180,000*}~~100~~) and other good
and valuable considerations, in hand paid to the undersigned, Greg
Moss, an unmarried man, (hereinafter referred to as the "Grantor")
by Jim Carroll and wife, Betty Carroll, (hereinafter referred to as
the "Grantees"), the receipt and sufficiency of which is hereby
acknowledged, the Grantor does, by these presents, grant, bargain,
sell, and convey unto Grantees, as joint tenants, with right of
survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

Lot #12, Block 2, according to a resurvey of
Fernwood, Third Sector, as recorded in Map
Book 7, Page 80, in the Office of the Judge of
Probate of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable
October 1, 1998.
2. Easements, conditions, restrictions
and rights-of-way, if any, of
record.

Inst # 1998-14546

04/22/1998-14546
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 199.50

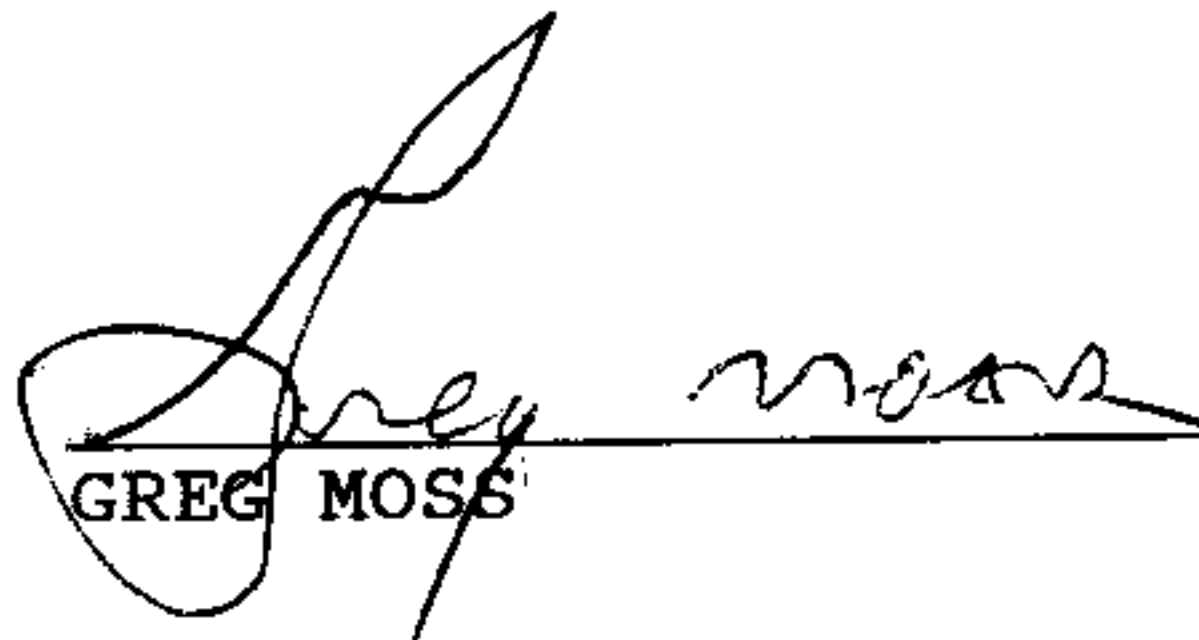
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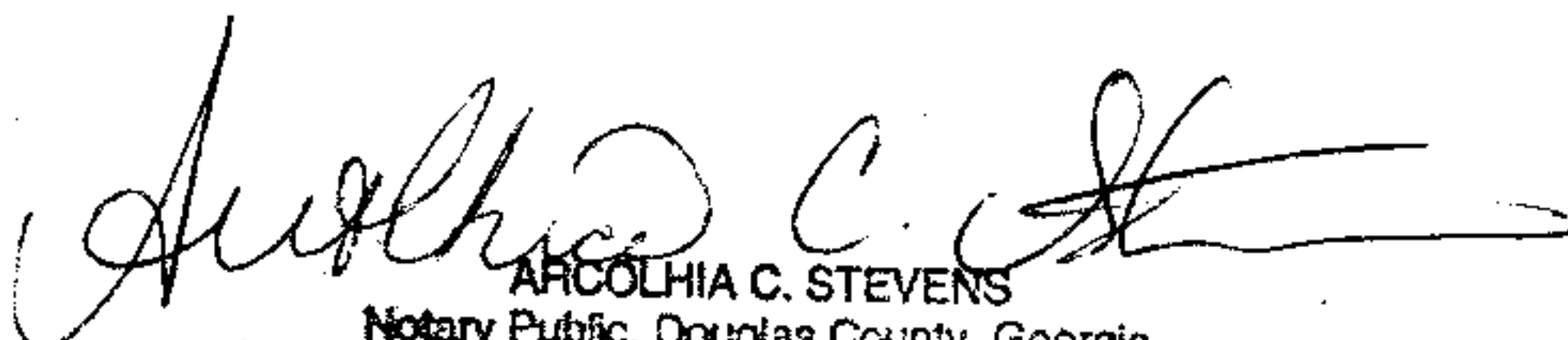
3. Mineral and mining rights not owned by grantor, it being the intention of grantor to convey only such mineral and mining rights as he might own without warranty.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 4th day of April, 1998.


GREG MOSS


ARCOLHIA C. STEVENS
Notary Public, Douglas County, Georgia
My Commission Expires September 19, 1999

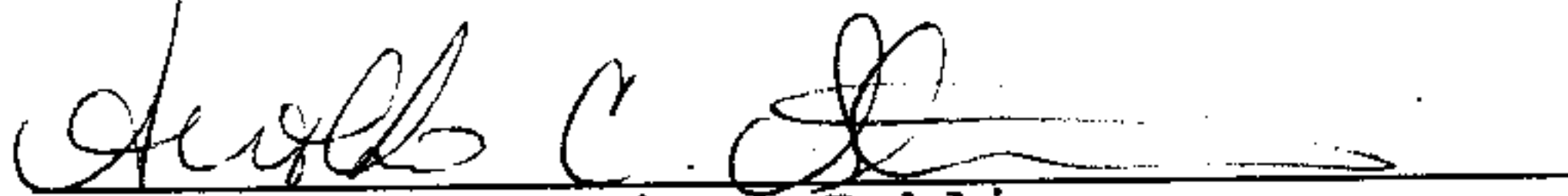
STATE OF GEORGIA

Douglas COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg Moss, an unmarried man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of April, 1998.



Notary Public ARCOLIA C. STEVENS

Notary Public, Douglas County, Georgia

[NOTARIAL SEAL]

My Commission expires September 19, 1998

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