

SEND TAX NOTICE TO:

CRAIG H. GOSDIN
161 LENOX DRIVE
BIRMINGHAM, ALABAMA 35242
#58-03-9-31-0-006-019

THIS INSTRUMENT PREPARED BY:

Gene W. Gray, Jr.
 GENE W. GRAY, JR., P.C.
 2100 SouthBridge Parkway, #638
 Birmingham, Alabama 35209
 (205)879-3400

WARRANTY DEED AND LIMITED POWER OF ATTORNEY

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100***** (\$165,000.00*****)
 to the undersigned Grantors in hand paid by the Grantees, whether
 one or more, herein, the receipt of which is hereby acknowledged,
 we, DONALD G. GOODWIN AND SPOUSE, PATRICIA T. GOODWIN, (herein
 referred to as Grantors) do grant, bargain, sell and convey unto
CRAIG H. GOSDIN (herein
 referred to as Grantees) as individual owner or as joint tenants,
 with right of survivorship, if more than one, the following
 described real estate, situated in the State of Alabama, County
 of SHELBY, to wit:

LOT 19, ACCORDING TO THE SURVEY OF LENOX PHASE TWO, AS
 RECORDED IN MAP BOOK 19 PAGE 157 IN THE PROBATE OFFICE OF SHELBY
 COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

Subject to:

Advalorem taxes for the year 1998 which are a lien, but not due
 and payable until October 01, 1998.
 Building setback line and easements as shown by plat.
 Restrictions, covenants and conditions as set out in
 instrument(s) recorded in Inst. No. 1995-12493 and amended by
 Inst. No. 1995-25231 and Inst. No. 1995-26311.
 Transmission Line Permit(s) to Alabama Power Company as shown by
 instrument(s) recorded in Deed Book 126, pages 185 & 183, Deed
 Book 142, page 481 and Deed Book 185, page 130.
 Easement to Alabama Power Company as shown by instrument recorded
 in Real 105, page 868 and Inst. No. 1995-12813.
 Title to all minerals within and underlying the premises,
 together with all mining rights and other rights, privileges and
 immunities relating thereto, including rights set out in Deed
 Book 327, page 553, Deed Book 256, page 192 and Deed Book 262,
 page 254.
 Restrictions, limitations and conditions as set out in Map Book
 19, page 157.
~~Subject to all taxes, assessments, liens, encumbrances, easements, restrictions, and other rights, privileges, and immunities relating to the property, including but not limited to those set out in the Survey of Lenox Phase Two, as recorded in Map Book 19, page 157, in the Probate Office of Shelby County, Alabama.~~

\$ ALL of the consideration was paid from the proceeds
 of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their
 heirs and assigns, forever; it being the intention of the parties
 to this conveyance, that if more than one Grantee, then to the
 Grantees as joint tenants with right of survivorship (unless the
 joint tenancy hereby created is severed or terminated during the
 joint lives of the Grantee(s) 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.

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 SHELBY COUNTY JUDGE OF PROBATE
 003 SMA 14.50

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey that same as aforesaid; that we will and my heirs, executors and administrators shall, warranty and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

And we do by these presents make, constitute and appoint H F S MOBILITY SERVICES, INC. ("Agent") and/or its authorized and designated agents or representatives, as our true and lawful agent and attorney-in-fact to do and perform for us in our name, place and stead, and for our use and benefit, to execute a standard form lien waiver and any and all documents necessary for delivery of this deed and to complete the sale of the property herein described, including but not limited to the HUD-1 Settlement Statement, HUD-1 Certification, Affidavit of Purchaser and Seller, AHFA Bond Forms (Seller Affidavit), Lender Assumption Statements and/or Modification Agreement, Lender Compliance Agreement, and any other documents required for said sale and conveyance. We further give and grant unto our Agent full power and authority to do and perform every act necessary and proper to be done and the exercise of any of the foregoing powers as fully as we might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our Agent shall lawfully do or cause to be done by virtue hereof. This power of Attorney shall not be governed by the laws of the State of Alabama. This power of attorney is coupled with an interest and shall remain in force and effect until delivery of this deed and the sale closed, and shall not be revoked by either of the undersigned prior to said time.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of February, 1998.

Donald G. Goodwin
DONALD G. GOODWIN

Patricia T. Goodwin
PATRICIA T. GOODWIN

STATE OF Georgia
COUNTY OF Lincoln

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DONALD G. GOODWIN whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of February, 1998.

(SEAL)

Jackie Powell
Notary Public
Print Name: Jackie F. Powell
Commission Expires: 11-05-2000
MUST AFFIX SEAL

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

STATE OF Georgia
COUNTY OF Lincoln

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PATRICIA T. GOODWIN whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of February,
1998.

(SEAL)

Jackie Powell
Notary Public
Print Name: Jackie F Powell
Commission Expires: 11-05-2000
MUST AFFIX SEAL

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

Inst # 1998-16241

05/05/1998-16241
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SMA 14.50