

Send tax notice to:  
James N. Carroll and  
Betty L. Carroll

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 One Hundred Seventy-One Thousand and no/100 Dollars (\$171,000.00) in hand paid to the undersigned Jonathan S. Whitten and wife, Latricia J. Whitten, (hereinafter referred to as the "Grantors") by James N. Carroll and wife, Betty L. Carroll, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, 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 34, according to the Survey of Sterling Gate, Sector I, as recorded in Map Book 19, Page 90, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1998.
2. 35 foot building line fronting Camden Circle and Shelby Co. Highway No. 264 as shown on recorded map.

06/24/1998-23393  
12:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HEL 133.50

Inst # 1998-23393

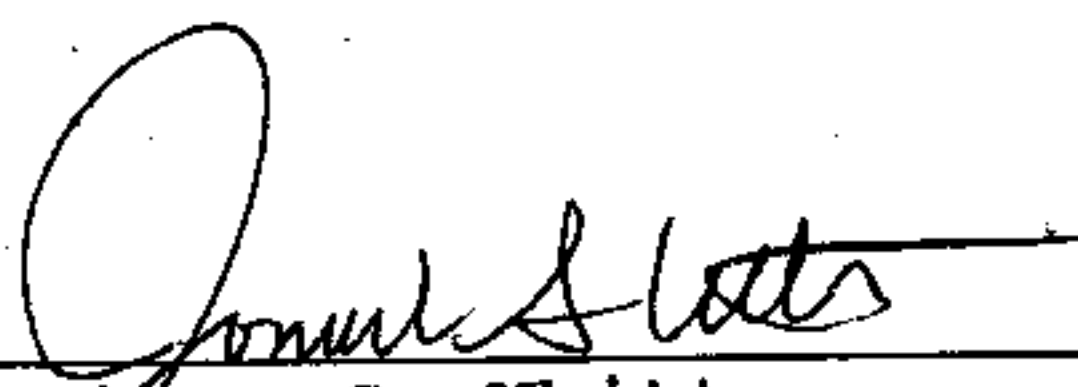
3. Restrictions and covenants appearing of record in Inst. #1995-3878, Inst. #1997-15575 and Inst. #1995-9508.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.


(\$51,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
on this the 19th day of June, 1998.

  
Jonathan S. Whitten

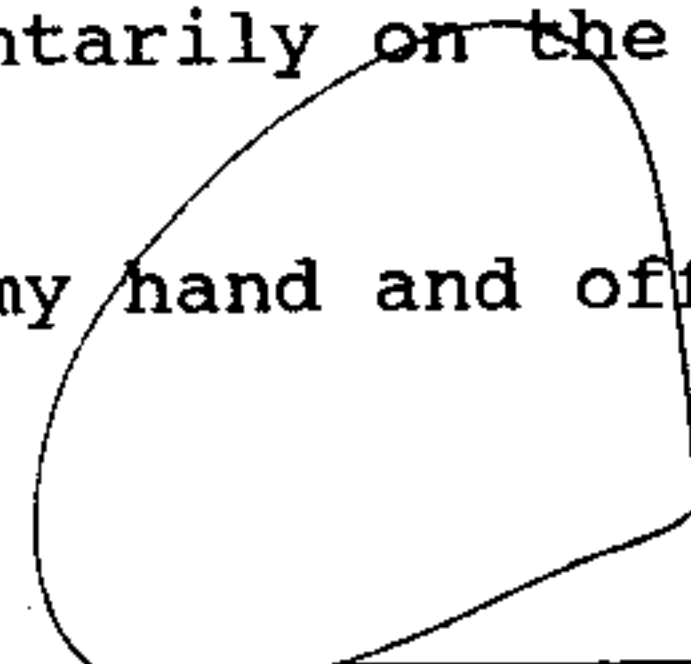
  
Latricia J. Whitten

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said  
County in said State, hereby certify that Jonathan S. Whitten and  
wife, Latricia J. Whitten, whose names are signed to the foregoing  
instrument and who are known to me, acknowledged before me on this  
day that, being informed of the contents of the instrument, they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day  
of June, 1998.

  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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