

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
H & T Homebuilders, Inc.
PO BOX 219
Mulga, Alabama 35224

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty-Seven Thousand Five Hundred and 00/100 (\$47,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Larry S. Whitmire, and wife Teresa A. Whitmire**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **H & T Homebuilders, Inc., a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 174, according to the Survey of Forest Parks 1st Sector 1st Addition, as recorded in Map Book 22, page 39, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

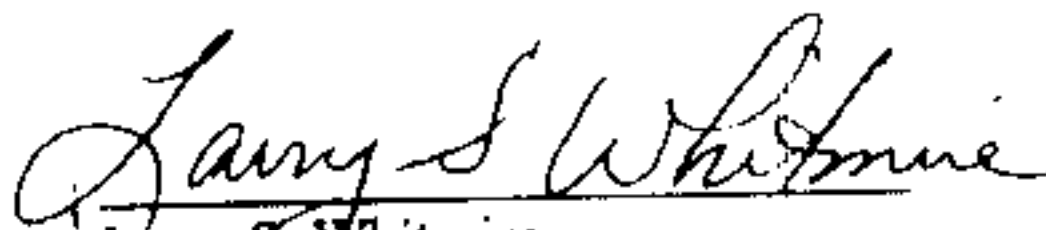
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

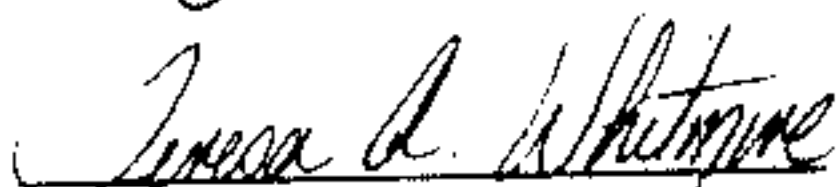
All of the above recited purchase price was paid from a mortgage loan

TO HAVE AND TO HOLD, the tract or parcel of land ^{closed simultaneously herewith.} above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 23rd day of June, 1998.


Larry S. Whitmire


Teresa A. Whitmire

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Larry S. Whitmire, and wife Teresa A. Whitmire**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of June, 1998.


NOTARY PUBLIC

My Commission Expires: 3/7/99

Inst # 1998-23700

06/23/1998-23700
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 9.50

Inst # 1998-23700