

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE

LESLIE G. WARD
145 LAKE DAVIDSON LANE
HELENA, AL 35080

Inst. # 1998-86182

07/10/1998-26162

09:34 AM CERTIFIED

SHELBY COUNTY

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$155,500.00) DOLLARS to the undersigned grantor, AJK CONSTRUCTION, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LESLIE G. WARD, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, A SINGLE SUBDIVISION, AS RECORDED IN MAP BOOK 22 PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997 WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. BUILDING SETBACK LINE OF 15 FEET FROM LAKE DAVIDSON LANE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST.#1997-9763 IN PROBATE OFFICE.
4. RIGHT(S)-OF-WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 57, PAGE 88; DEED BOOK 146 PAGE 304 AND DEED BOOK 177 PAGE 499 IN PROBATE OFFICE.
5. RIGHT(S)-OF-WAY(S) FOR L & N RAILROAD BY INSTRUMENT(S) RECORDED IN DEED BOOK 42 PAGE 629 IN PROBATE OFFICE.
6. EASEMENTS(S) TO AT&T AS SHOWN INSTRUMENT RECORDED IN REAL 184 PAGE 22 IN PROBATE OFFICE.
7. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 187 PAGE 390; DEED BOOK 307 PAGE 815 AND DEED BOOK 310 PAGE 976 IN PROBATE OFFICE.
8. RIPARIAN RIGHTS, IF ANY, IN AND TO THE USE OF BUCK CREEK.
9. LESS AND EXCEPT ANY PORTION OF THE LAND LYING WITHIN BUCK CREEK.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22 PAGE 26.
11. 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

INST.#1997-29220 IN PROBATE OFFICE.

\$115,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, AJK CONSTRUCTION, INC., by its , who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 26th day of June, 1998.

AJK CONSTRUCTION, INC.

By: James B. [Signature] President

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that , whose name as of AJK CONSTRUCTION, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 26TH day of JUNE, 1998.

[Signature]
Notary Public

My commission expires: 8/2/2000

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SHELBY COUNTY JUDGE OF PROBATE

22 13 31.00