

WEBB-BARRY ORGANIZATION
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This instrument was prepared by

(Name) SHADDS MT. INV. GRP., INC. Inst # 1998-26283
(Address) PO BOX 36032 B'HAM 35236

WARRANTY DEED TO TRUSTEE

07/10/1998-26283
01:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
SNA 11.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of TEN XX/100 DOLLARS
(AND OTHER GOOD AND VALUABLE CONSIDERATIONS)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CHAD BRAND HESS and TAMMY JEANETTE HESS, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

HOWARD GRANT DUNNAM, JR., AS TRUSTEE and not personally, of THE 124 KENTWOOD LANE TRUST

as Trustee and not personally under the provisions of a trust agreement dated the 2ND day of March, 1998, known as The 124 Kentwood Lane Trust, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 56, according to the Map of Kentwood First Addition, as recorded in
Map Book 19, page 75, in the Probate Office of Shelby County, Alabama.

TOGETHER with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.


FULL power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time, to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of future rents, to partition or to exchange the said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with the said Trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any terms of said trust agreement, and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance with the Trust's constitutions and limitations contained herein and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land and will defend the same against the lawful claims of all persons whomsoever, and that the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

IN WITNESS WHEREOF, the said grantor has hereunto set their hands and seals this 2nd of March, 19 98.


CHAD BRAND HESS (SEAL)

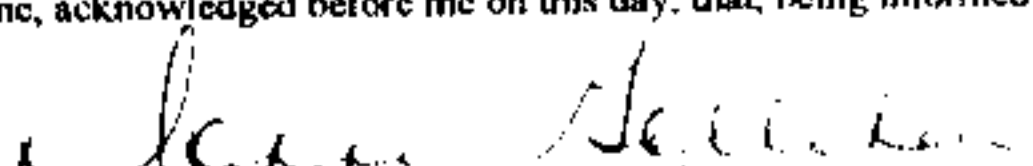

TAMMY JEANETTE HESS

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, TAMMY JEANETTE HESS, a Notary Public in and for said County, in said State, hereby certifies that CHAD BRAND HESS and TAMMY JEANETTE HESS, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 19 98.


Notary Public

9-11-00

STATE OF FLORIDA
COUNTY OF LEON

7/11 The foregoing instrument was acknowledged before me this
day of May, 1998, by TAMMY JEANETTE HESS.

Kristin H. Godfrey
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

(Notarial Seal)

Kristin H. Godfrey
(Printed Name of Notary)



Kristin H. Godfrey
MY COMMISSION # CC866248 EXPIRES
July 7, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Personally known _____
or Produced Identification _____
Type of Identification Produced ALABAMA DRIVER'S
LICENSE

Inst # 1998-26283

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SHELBY COUNTY JUDGE OF PROBATE
DOE DAN \$1.50