

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CAROLYN MICHELLE POIST
4003 VIRGINIA LANE
HELENA, AL 35080

Inst # 1998-30514

08/10/1998-30514
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00
302 HEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY EIGHT THOUSAND NINE HUNDRED and 00/100 (\$98,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SCOTT A. UNDERWOOD and D. STEPHANIE UNDERWOOD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CAROLYN MICHELLE POIST, UNMARRIED, (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 45, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, 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. 35 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. #1997-13189.
5. Easements for driving purposes as shown by instrument recorded in Deed Book 311, page 153.
6. Right-of-way granted to Shelby County recorded in Volume 154, page 384.
7. Easement granted to the Town of Helena as shown by instruments recorded in Volume 305, pages 394, 396, 398, 400 and 402.
8. Easement granted to Plantation Pipeline Company in Volume 113, page 61, supplemented by Deed Book 258, page 49 and Deed Book 180, page 192, supplemented by Deed Book 258, page 47.
9. Easement granted to Southern Natural Gas Company as recorded in Volume 88, page 551, Volume 146, page 301; Volume 147, page 579 and Volume 213, page 165.
10. Easement granted to Alabama Power Company as recorded in Real Volume 1, page 332.

11. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 4th day of April, 1998, and recorded in Inst. #1998-13473, in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by B&S Land Development Company, Inc. to Pinnacle Bank, recorded in Inst. #1997-16539, under and in accordance with the laws of the State of Alabama or the United States of America.

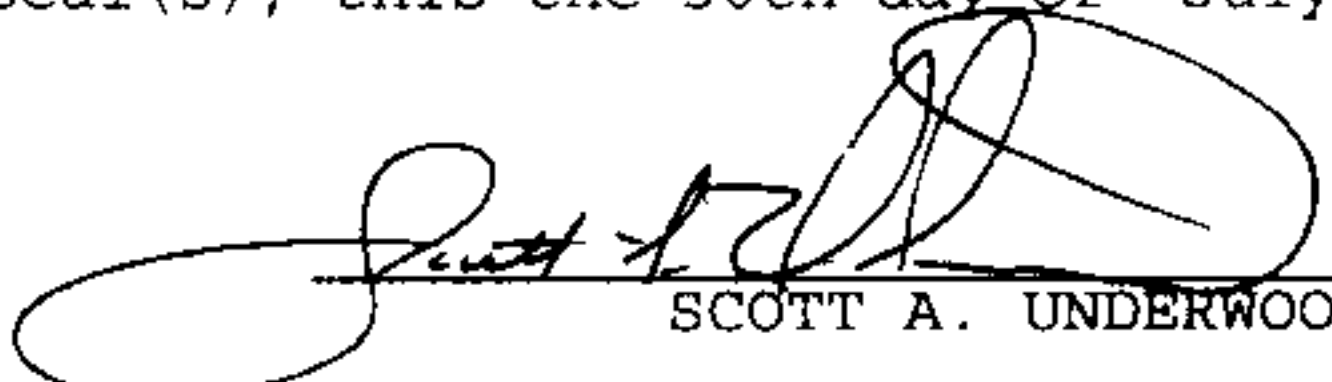
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS.

\$95,933.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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 GRANTORS, SCOTT A. UNDERWOOD and D. STEPHANIE UNDERWOOD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of July, 1998.


SCOTT A. UNDERWOOD


D. STEPHANIE UNDERWOOD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT A. UNDERWOOD, D. STEPHANIE UNDERWOOD whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of July, 1998.


Notary Public

My commission expires: 7/11/02

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