

THIS INSTRUMENT PREPARED BY:
Chamblee & Furr, L.L.C.
5582 Apple Park Drive
Birmingham, Alabama 35235
(205) 858-9111

SEND TAX NOTICE TO:
Constance C. Nielsen
4728 Eagle Wood Court
Birmingham, Alabama 35242

500.00

This instrument prepared without the benefit of title examination.

STATE OF ALABAMA

)

WARRANTY DEED

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$ 10.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, DONALD L. NIELSEN and wife, CONSTANCE C. NIELSEN, (hereinafter referred to as Grantor whether one or more) do grant, bargain, sell and convey unto CONSTANCE C. NIELSEN (hereinafter referred to as Grantee whether one or more) the following described real property, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the plat of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama.

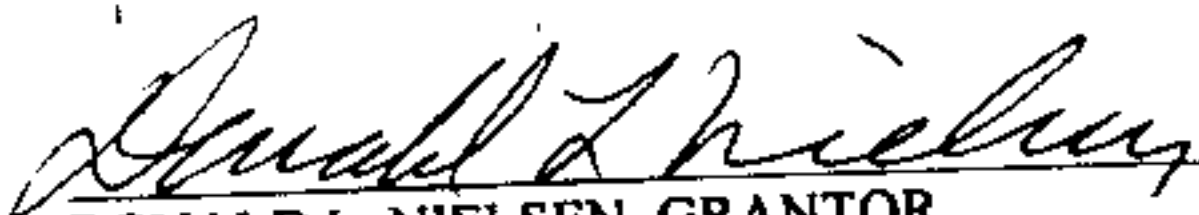
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record, and Ad Valorem taxes for the year 1998 and subsequent years.

Legal description provided by grantor.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators, covenant with the Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantee and her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 29th day of September, 1998.

 (Seal)
DONALD L. NIELSEN, GRANTOR

 (Seal)
CONSTANCE C. NIELSEN, GRANTOR

STATE OF ALABAMA

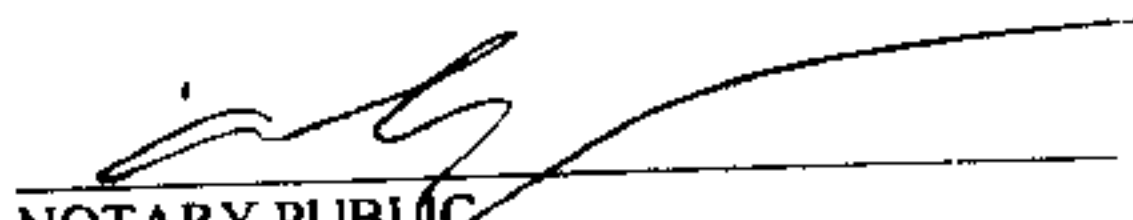
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COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DONALD L. NIELSEN and CONSTANCE C. NIELSEN, whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 29th day of September, 1998.


NOTARY PUBLIC

My Commission Expires: 12/21/2001

11/04/1998-43588
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.00

Inst # 1998-43588