

THIS INSTRUMENT WAS PREPARED BY:

Mary Douglas Hawkins
CORRETTI, NEWSOM & HAWKINS
1804 7th Avenue North
Birmingham, AL 35203

Send Tax Notice To:

Michael Keith Brown
101 Cambridge Point Drive
Alabaster, AL 35009

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of FORTY SIX THOUSAND AND No/100 (\$46,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **THOMAS DOUGLAS BAGLEY, a married man**, (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **MICHAEL KEITH BROWN** (hereinafter called Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 10-A, according to the Map of the resubdivision of Lots 9, 10 & 11 of the Amended Map of Twelve Oaks, as recorded in Map Book 16, Page 142, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1999.
2. Any and all easements and/or restrictions of record.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Book 160, Page 232 in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Real Book 227, Page 505; Real Book 229, Page 09; Real Book 276, Page 272; Real Book 276, Page 281; Real Book 286, Page 860 and amended restrictions recorded in Instrument No. 1994-5771 and Instrument No. 1995-23787, in said Probate Office.
5. Agreement between Thomas D. Bagley and Will Lake recorded in Real Book 276, Page 285, and Real Book 286, Page 865, in said Probate Office.
6. Riparian rights in and to the use of lake as shown on recorded map.
7. 10 foot easement along rear of lot as shown on recorded map.

Inst # 1998-44901

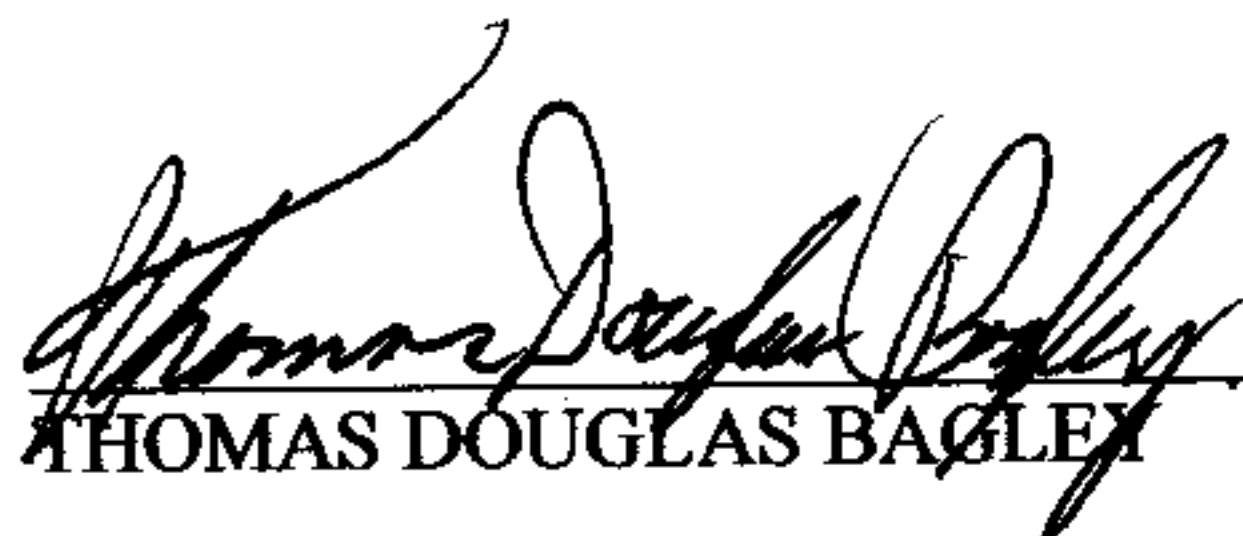
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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 57.00

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE
HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal
representatives and assigns forever.

And Grantor does for himself and for his heirs, personal representatives and
assigns, covenants with the said Grantee, his heirs, personal representatives and assigns
that Grantor is lawfully seized in fee simple of said premises; that said property is free
from all encumbrances; unless otherwise noted above; that he has a good right to sell and
convey the same to the said Grantee, that he will and his heirs, personal representatives
and assigns shall warrant and defend the same to the said Grantee, his heirs, personal
representatives and assigns forever, against the lawful claims and demands of all persons
claiming the same by, through or under Grantor.

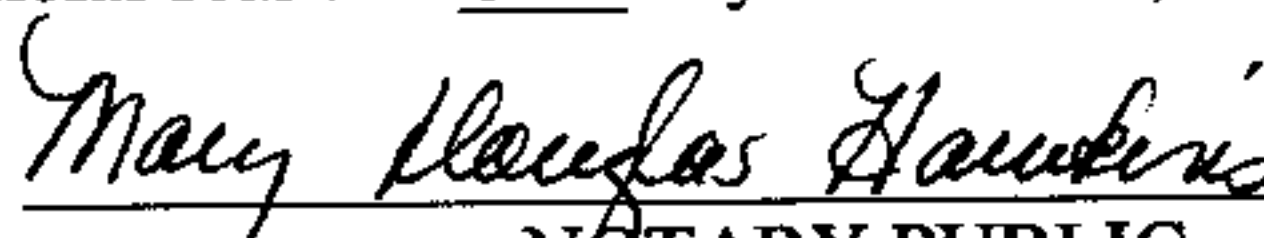
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal
this the 30 day of October, 1998.

 (SEAL)
THOMAS DOUGLAS BAGLEY

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby
certify that Thomas Douglas Bagley, whose name 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 executed the same voluntarily on the day the same beard
date.

Given under my hand and official seal this 30 day of October, 1998.


NOTARY PUBLIC
My commission expires: 3/5/2000

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