

This instrument was prepared by:
Clayton T. Sweeney, Attorney

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
NARROWS LAKE ESTATES,
L.L.C.

714 OAK TREE DR
STERRETT, AL 35147

Inst. # 1998-44977

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-two Thousand and 00/100 (\$32,000.00) to the undersigned grantor or grantors, **FELIX NEIL MAXWELL, JR. and wife JOANN MAXWELL**, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **NARROWS LAKE ESTATES, L.L.C.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

EXHIBIT "A" IS ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.
Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEE 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 said GRANTEE 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, and that I/we will and my/our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 31st day of July, 1998.

Felix Neil Maxwell Jr.
FELIX NEIL MAXWELL, JR.

Joann Maxwell
JOANN MAXWELL

STATE OF ALABAMA}
_____**COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **FELIX NEIL MAXWELL, JR. and JOANN MAXWELL**, 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 the 31st day of July, 1998.

[Signature]
Notary Public

My Commission Expires: 5-29-99

11/13/1998-44977
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NEL 43.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

PARCEL I:

From the NW corner of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence East along the North boundary of said NW 1/4 of NE 1/4 and the centerline of Oak Tree Drive (30 foot right of way) a distance of 165.0 feet; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet; thence turn 88 deg. 51 min. 16 sec. right and run 165.0 feet to a point on the West boundary of aforementioned NW 1/4 of NE 1/4; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

PARCEL II:

From the NW corner of the NW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, run thence East along the North boundary of said NW 1/4 of NE 1/4 and the centerline of Oak Tree Drive (30 foot right of way) a distance of 165.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 165.0 feet; thence turn 91 deg. 08 min. 44 sec. right and run 264.0 feet; thence turn 88 deg. 51 min. 16 sec. right and run 165.0 feet; thence turn 91 deg. 08 min. 44 sec. right and 264.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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