

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ANDERSON HOMES, INC.

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-FIVE THOUSAND Dollars and No/100's (\$25,000.00)** to the undersigned grantor or grantors, **SHAWN SMITH and wife KRISTIE SMITH**, (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 **ANDERSON HOMES, INC.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 3, according to the Survey of Royal Forest, as recorded in Map Book 14 page 44 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$ ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 10 day of December, 1998.


SHAWN SMITH

KRISTIE SMITH

STATE OF TENNESSEE}
Davidson COUNTY}

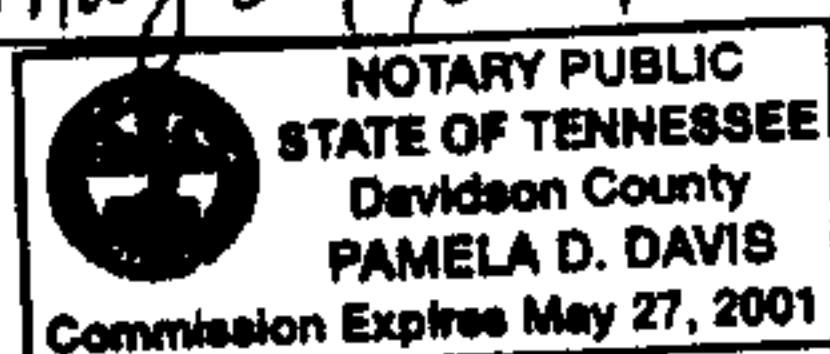
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **SHAWN SMITH and KRISTIE SMITH**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of December, 1998.


Notary Public

My Commission Expires:

May 27, 2001



Inst # 1998-30006

12/15/1998-30006
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CDM 10.30