

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Mitchell P. Schencker
145 Beach Loop Road
Shelby, Alabama 35143

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned, Sudden Development, Inc., an Alabama corporation ("Grantor"), in hand paid by Mitchell P. Schencker and Kathryn W. Schencker ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee all of its right, title and interest in and to the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

Lot 2, according to the Survey of Lake Kathryn, Sector Two, as recorded in Map Book 24, Page 140, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 10 foot easement on the south side of lot as shown on recorded map; (3) Right-of-way granted to South Central Bell Telephone Company recorded in Real 303, Page 741; (4) Right-of-way granted to Alabama Power Company recorded in Real 294, at Page 3; (5) Riparian rights associated with the Lake under applicable State and/or Federal law; (6) Less and except any part of subject property lying within any lake right-of-way.

TO HAVE AND TO HOLD to the Grantee, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 12th day of January, 1999.

WITNESSES:



SUDDEN DEVELOPMENT, INC.

By: _____

Mitchell P. Schencker, as its President

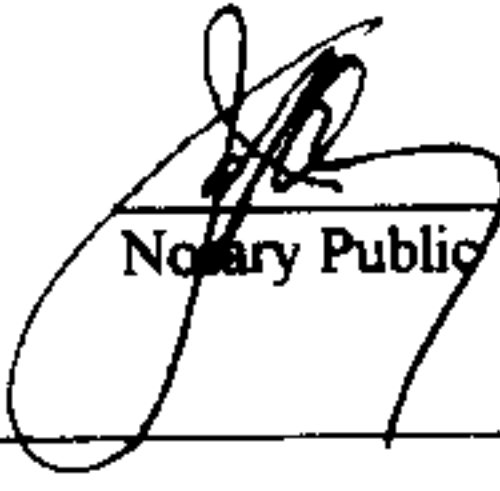
01/15/1999-02053
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

1999-02053

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell P. Schencker, whose name as President of Sudden Development, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 12th day of January, 1999.



Notary Public

My Commission Expires: 24 May 99

Inst # 1999-02053

-2-

01/15/1999-02053
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50