

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & KellyJoseph E. Pierce(Name) 2491 Pelham Parkway
Pelham, AL 35124(Name) 3504 Fox Hollow Lane
Birmingham, AL 35226

(Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Eight Thousand, Five Hundred and no/100-----Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard McMillan and wife Peggy Jo McMillan

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

Joseph E. Pierce(herein referred to as grantee, whether one or more), the following described real estate situated in
Jefferson County, Alabama, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 61,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith

Inst # 1999-04635

02/03/1999-04635
08:26 AM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE
002 CRN 98.50

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 15th day ofJanuary, 19 99.

(Seal)

Richard McMillan

(Seal)

(Seal)

Peggy Jo McMillan

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard McMillan and wife Peggy Jo McMillan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he/they, executed the same voluntarily on the day the same bears date.Given under my hand and official seal, this the 15th day of January, 19 99.

Notary Public

3-12-2001

EXHIBIT "A"

Lot 16, in Block 7, according to the Survey of Pinewood, Second Addition, as recorded in Map Book 20, Page 49, in the Bessemer Division of the Probate Office of Jefferson County, Alabama.

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