

THIS INSTRUMENT WAS PREPARED BY:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107

SEND TAX NOTICE TO:
Keith C. Fleming
4981 Sussex Rd.
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninty-Three Thousand Five Hundred and
No/100 ----- DOLLARS (\$193,500.00)

to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt
whereof is acknowledged, **MARK S. WEEMS AND WIFE, CINDY H. WEEMS** (herein
referred to as GRANTOR, whether one or more) does grant, bargain, sell and
convey unto KEITH C. FLEMING AND LISA A. FLEMING

as joint tenants with right of survivorship
(herein referred to as GRANTEE, whether one or more) the following
described real estate situated in SHELBY County, ALABAMA, to-wit:

**LOT 31, ACCORDING TO THE MAP AND SURVEY OF SOUTHERN PINES, 5TH
SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 106, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.**

EXCEPTING THEREFROM all interests in and to all oil, gas and other
minerals in, on and/or under said property and all rights in connection
therewith which may have been granted, reserved or leased to others by
instruments of record in the office of the Judge of Probate of SHELBY
County, ALABAMA.

SUBJECT TO: All easements, restrictions, reservations and rights of way
appearing of record which affect the subject property.

\$ 183,825.00 of the total consideration recited above was paid from
the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, Grantee's heirs and assigns
forever, as joint tenants with right of survivorship

And Grantor does for Grantor and for Grantor's heirs, executors and
administrators covenant with the said GRANTEE, Grantee's heirs and
assigns, that Grantor is lawfully seized in fee simple of said premises;
that it is free from all encumbrances, unless otherwise noted above; that
Grantor has a good right to sell and convey the same as aforesaid; that
Grantor will and Grantor's heirs, executors and administrators shall
warrant and defend the same to the said GRANTEE, Grantee's heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th
day of January, 1999.

WITNESS:

Ann Davis

Mark S. Weems (SEAL)
MARK S. WEEMS

Ernest H. Davis

Cindy H. Weems (SEAL)
CINDY H. WEEMS

Inst # 1999-04890

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09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JAN 08 21.00

THE STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that MARK S. WEEMS, 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, (s)he executed the same voluntarily on the same day the same bears dated.

Given under my hand and official seal this 19th day of January, 1999.

Linda Nesper Straw
Notary Public

(SEAL) LINDA NESPER STRAW

My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires November 13, 2001

THE STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CINDY H. WEEMS, 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, (s)he executed the same voluntarily on the same day the same bears dated.

Given under my hand and official seal this 19th day of January, 1999.

Linda Nesper Straw
Notary Public

(SEAL) LINDA NESPER STRAW

My Commission Expires:

Notary Public, Fulton County, Georgia
My Commission Expires November 13, 2001

AFTER RECORDING RETURN TO:

Inst # 1999-04890

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SHELBY COUNTY JUDGE OF PROBATE
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