

Send tax notice to:  
Anita I. Mitchell

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

Inst # 1999-04938

02/04/1999-04938  
09:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
000 CKN 23.38

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-One Thousand Five ~~Hundred~~ and no/100 Dollars (\$81,500.00) in hand paid to the undersigned, Jannet Katz, an unmarried woman, (hereinafter referred to as the "Grantor") by Anita I. Mitchell, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

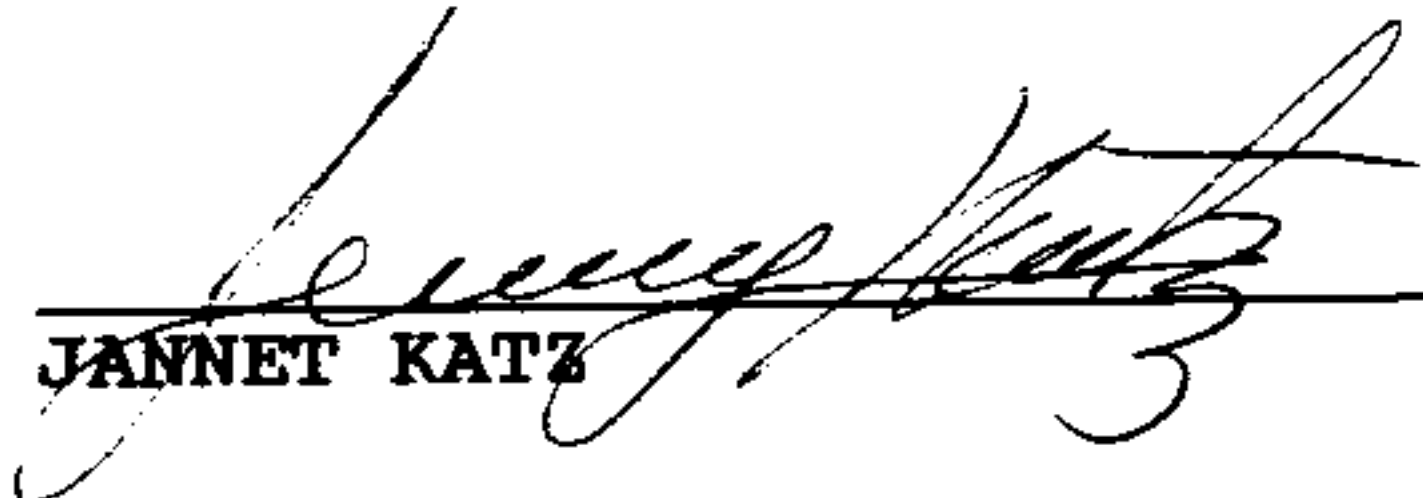
(\$71,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs, executors, administrators and assigns, covenant with the said Grantee, her heirs, executors, administrators and assigns, that she is lawfully

seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 13th day of January, 1999.

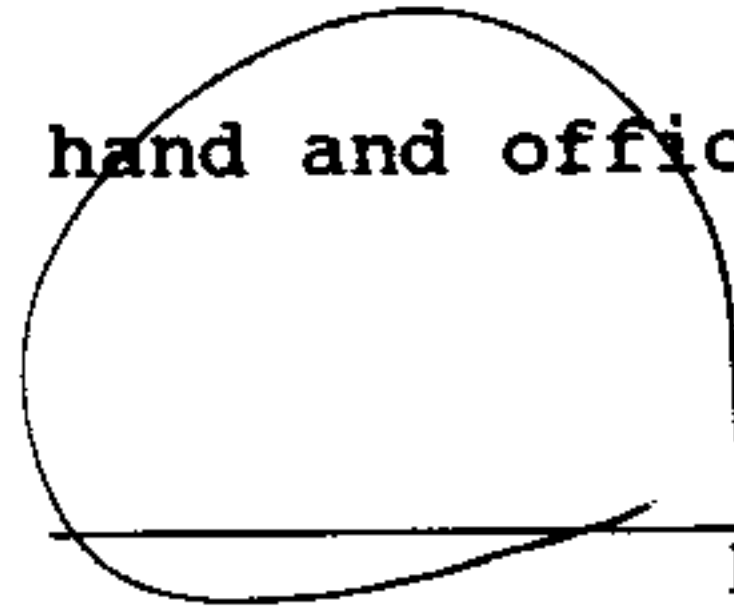
  
JANNET KATZ

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jannet Katz, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 1999.

  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2002

EXHIBIT "A"

Unit 1109, Building 11, Phase IV, Part I in The Gables, a condominium, a condominium located in Shelby County, Alabama, as established in Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222 together with an undivided interest in the common elements as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium, as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Restrictions and covenants appearing of record in Shelby Real 50, Page 942; Shelby Real 189, Page 222; Shelby Real 284, Page 181, and Shelby Real 59, Page 19.
3. Right-of-way granted to Alabama Power Company recorded in Shelby Real 34, Page 647.
4. Right-of-way granted to Realty Development Corp. recorded in Shelby Real 97, Page 535 and Shelby Real 97, Page 541.

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