

This instrument was prepared by:
Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

Grantee's address:
210 39th St.
Northport, AL 35473

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-nine Thousand and no/100 DOLLARS (\$59,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Fred M. Richards and Sarah Jo Richards, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto W. Alton Bundrum (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to Hill Top Estates, as recorded in Map Book 16, Page 46 and rerecorded in Map Book 18, Page 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Building setback line of 40 feet reserved from Brothers Avenue as shown by plat.
2. Easements as shown by recorded plat, including a 15 foot easement on the northeasterly side of lot.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 141, Page 82, in the Probate Office of Shelby County, Alabama.
4. Rights acquired by Alabama Power Company as set out in instrument recorded in Deed Book 246, Page 583, in the Probate Office of Shelby County, Alabama.

\$53,100.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

02/08/1999-05441
03:26 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 1995 18.00

FNBsc/Dani's Place

Inst # 1999-05441

administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 5th day of February, 1999.


Fred M. Richards

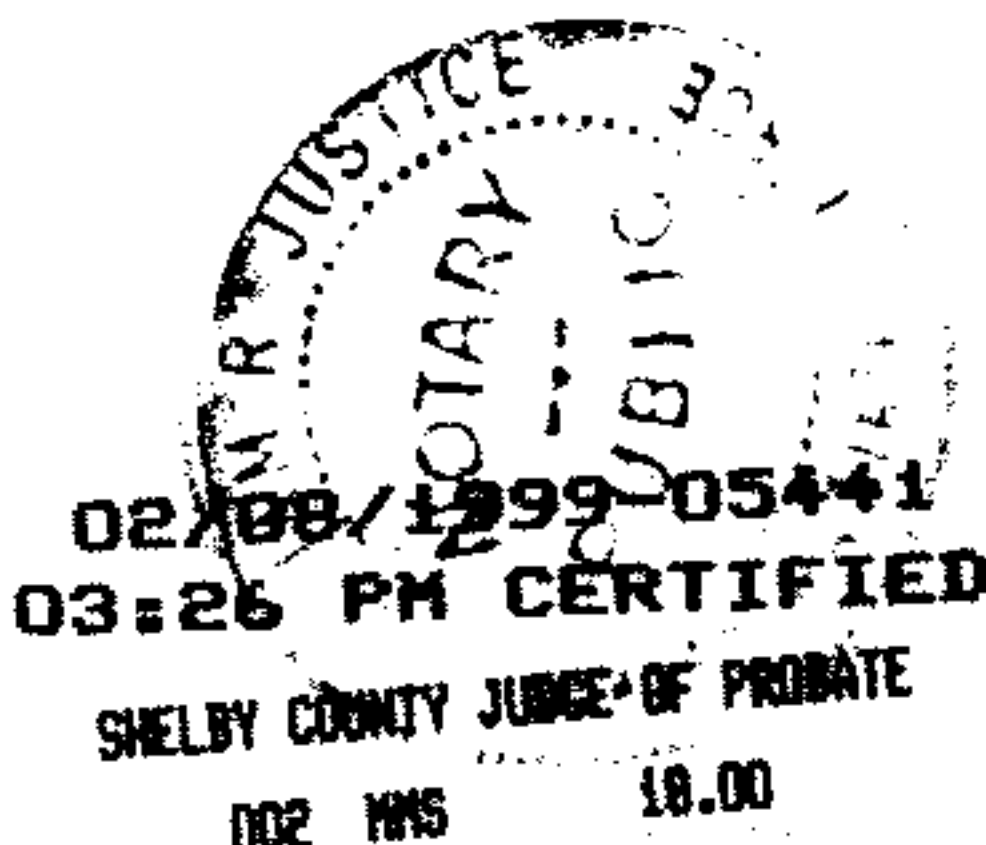

Sarah Jo Richards

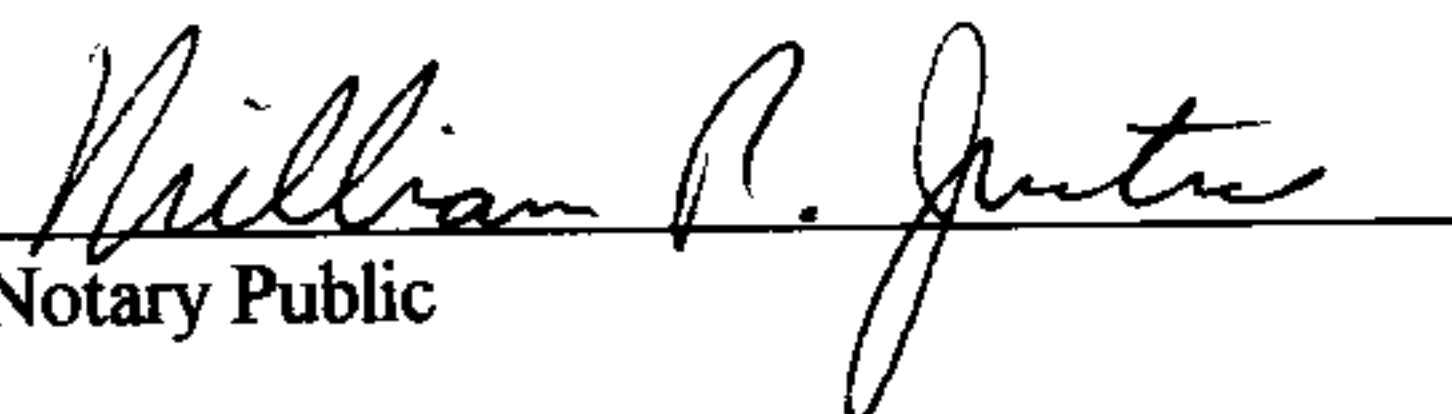
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred M. Richards and Sarah Jo Richards, husband and wife, 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 5th day of February, 1999.




Notary Public

Inst # 1999-05441