

SEND TAX NOTICE TO:

Tammy J. Kayyali
341 Brandy Lane
Harpersville, Alabama 35078

This instrument was prepared by:
Patrick F. Smith
Strickland & Smith
4 Office Park Circle, Suite 212
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eleven Thousand and 00/100 Dollars (\$111,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Roland H. Henson, a married man** (hereinafter grantor), do grant, bargain, sell and convey unto Tammy J. Kayyali (hereinafter grantee), all of my right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

Lot 17, according to the Survey of Clearview Estates, Second Sector, as recorded in Map Book 23 page 163 in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$94,000.00 of the consideration recited herein is from the proceeds of a purchase money first mortgage of even date herewith.

The property conveyed herein is not the homestead of the grantor or the grantor's spouse.

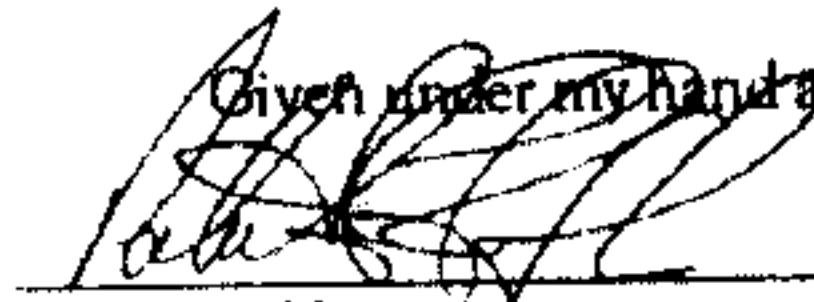
TO HAVE AND TO HOLD unto the said GRANTEE, and grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said GRANTEE, and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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, the undersigned has hereunto set his hand and seal on February 26, 1999.


Roland H. Henson

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State at large, hereby certify that Roland H. Henson, 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 he executed the same voluntarily on the day the same bears date.


Notary Public
Commission Expires: 10-06-2001

Inst. # 1999-08882
03/03/1999-08882
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 28.00

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 17, according to the Survey of Clearview Estates, Second Sector, as recorded
in Map Book 23 page 163 in the Probate Office of Shelby County, Alabama

Inst # 1999-08882

03/03/1999-08882

12:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRH 28.00