

Send tax notice to:  
Lawrence A. Kurtz  
205 Port South Lane  
Alabaster, AL 35007

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

STATE OF ALABAMA  
COUNTY OF SHELBY

Inst # 1999-15059

WARRANTY DEED

04/09/1999-15059  
10:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 108.50

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00) in hand paid to the undersigned, Ronald W. Edwards and wife, Barbara Edwards, (hereinafter referred to as the "Grantors") by Lawrence A. Kurtz, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Building setback lines as set out in Map Book 7, Page 110.
3. Notes as set out in Map Book 7, Page 110.
4. Right-of-way granted Colonial Pipeline Company recorded in Deed Book 223, Page 431.
5. Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto,

- including release of damages, as recorded in Deed Book 259, Page 171.
6. Restrictions appearing of record in Misc. Book 29, Page 557.
  7. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Book 29, Page 406 and Misc. Book 29, Page 400.
  8. Right-of-way granted to Alabama Power Company recorded in Deed Book 318, Page 11.
  9. Easement over the northerly and southerly 5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.

(\$25,000.00 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, his heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
on this the 24 day of March, 1999.



RONALD W. EDWARDS



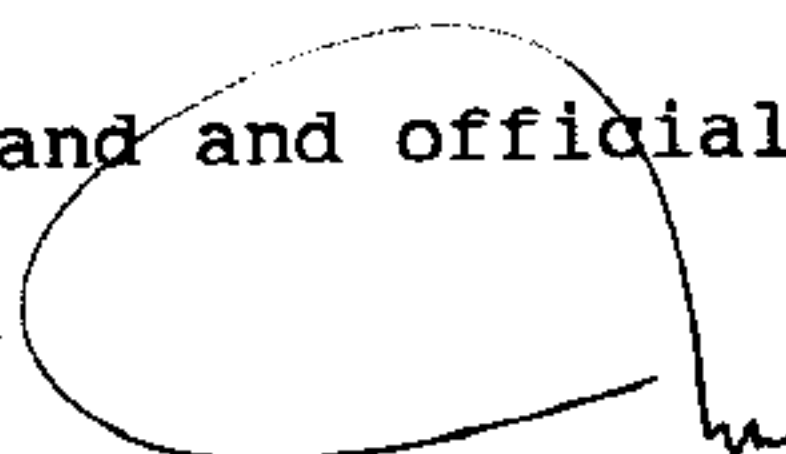
BARBARA EDWARDS

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said  
County in said State, hereby certify that Ronald W. Edwards and  
wife, Barbara Edwards, whose names are signed to the foregoing  
instrument and who are known to me, acknowledged before me on this  
day that, being informed of the contents of the instrument, they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup>  
day of March, 1999.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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