

Send tax notice to:  
Michael Fiedler and wife,  
Robin Fiedler  
8221 Wynwood Lane  
Helena, AL 35080

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

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-two Thousand Nine Hundred and no/100 Dollars (\$152,900.00) in hand paid to the undersigned, Wayne Dutton Construction, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by Michael Fiedler and wife, Robin Fiedler, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 334, according to the Survey of Wyndham, Wynwood Sector, as recorded in Map Book 23, Page 37, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Building setback line of 20 feet reserved from Wynwood Drive as shown by plat.
3. Easements as shown by recorded plat, including 5 feet on the Southwesterly side and 5 feet on the Southeasterly side of lot.

Inst # 1999-16706

04/20/1999-16706

11:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 HMS 62.50

4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-34376 in Probate Office.
5. Restrictions, limitations and conditions as set out in Map Book 23, Page 37.
6. Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 305 pages 394, 396, 398 and 402 and Deed Book 105 page 44 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 326 page 162 in Probate Office.
8. Easement(s) to the public for driving purposes as shown by instrument recorded in Deed Book 311 page 153 in Probate Office.
9. Irrevocable right of ingress and egress between Kirby Foster, Phillip G. Hayden, Dan Collier, Gilda R. Shirley and Betty R. Shirley, as set out in Real 192 page 743, along with Subordination and Estoppel Agreements in Real 250 page 892; Real 250 page 894 and Real 251 page 602 in Probate Office.

(\$104,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that it has a good right to sell and convey

the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Wayne Dutton, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9th day of April, 1999.

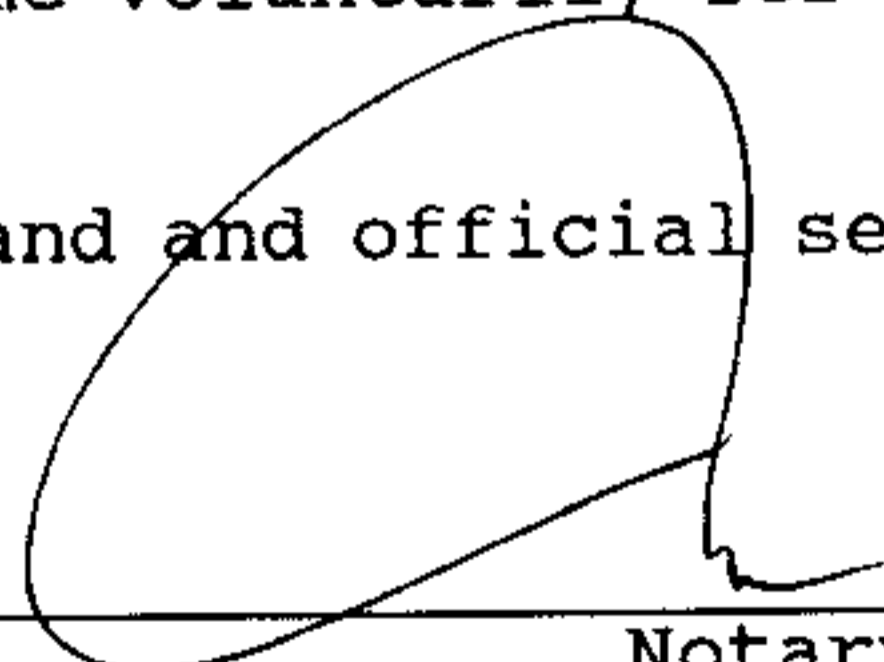
WAYNE DUTTON CONSTRUCTION, INC.

By: Wayne Dutton, President  
Wayne Dutton  
Its President

STATE OF ALABAMA                    )  
  :  
JEFFERSON COUNTY                    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wayne Dutton, whose name as President of Wayne Dutton Construction, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 9th day of April, 1999.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

Inst # 1999-16706  
04/20/1999-16706  
11:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HNS 62.50