

THIS INSTRUMENT WAS PREPARED BY:
BEADLES, NEWMAN & LAWLER
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
3500 HULEN STREET
FORT WORTH, TEXAS 76107

SEND TAX NOTICE TO:
Michael O. Van Dusen
Jill M. Van Dusen
1031 New Haven Court
Birmingham, AL 35242

Inst # 1999-17245

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Four Thousand Seven Hundred Fifty
and No/100's----- DOLLARS (\$ 304,750.00)

to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt
whereof is acknowledged, **JAMES H. BECKER AND KAREN K.W. BECKER, HUSBAND
AND WIFE** (herein referred to as GRANTOR, whether one or more) does grant,
bargain, sell and convey unto Michael O. Van Dusen and Jill M. Van Dusen
as joint tenants with rights of survivorship
(herein referred to as GRANTEE, whether one or more) the following
described real estate situated in SHELBY County, ALABAMA, to-wit:

**LOT 1111, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, 11TH SECTOR,
PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 68, IN THE PROBATE OFFICE
OF SHELBY COUNTY, ALABAMA.**

EXCEPTING THEREFROM all interests in and to all oil, gas and other
minerals in, on and/or under said property and all rights in connection
therewith which may have been granted, reserved or leased to others by
instruments of record in the office of the Judge of Probate of SHELBY
County, ALABAMA.

SUBJECT TO: All easements, restrictions, reservations and rights of way
appearing of record which affect the subject property.

\$ 240,000.00 of the total consideration recited above was paid from
the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, Grantee's heirs and assigns
forever, as joint tenants with rights of survivorship.

And Grantor does for Grantor and for Grantor's heirs, executors and
administrators covenant with the said GRANTEE, 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 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, Grantee's heirs and
assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th
day of March, 19 99.

WITNESS:

E. J. Carson
E. J. Carson
Amy Smith
Amy Smith

James H. Becker (SEAL)
JAMES H. BECKER
Karen K.W. Becker (SEAL)
KAREN K.W. BECKER

04/23/1999-17245
Page 1 of 57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 76.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

THE STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JAMES H. BECKER, 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, (s)he executed the same voluntarily on the same day the same bears dated.

Given under my hand and official seal this 15th day of March, 1999.

Iris S. McSwain
Notary Public Iris S. McSwain
(SEAL)

My Commission Expires:
March 11, 2001

THE STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that KAREN K.W. BECKER, 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, (s)he executed the same voluntarily on the same day the same bears dated.

Given under my hand and official seal this 15th day of March, 1999.

Iris S. McSwain
Notary Public Iris S. McSwain
(SEAL)

My Commission Expires:
March 11, 2001

AFTER RECORDING RETURN TO:

Inst # 1999-17245

04/23/1999-17245

11:57 AM CERTIFIED

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002 CRH 76.00