SEND TAX NOTICE TO: James Anderson 2004 Shadowood Court Birmingham, Alabama 35244

This instrument was prepared by Frank Steele Jones Sexton, Cullen & Jones, P.C. 3021 Lorna Road, Suite 310 Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of One Hundred Seventy Two Thousand and No/100 Dollars (\$172,000.00), and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantoes herein, the receipt whereof is hereby acknowledged and the considerations to the undersigned Grantors, in hand paid by the Grantoes herein, the receipt whereof is hereby acknowledged and the considerations to the undersigned Grantors, in hand paid by the Grantoes herein, the receipt whereof is hereby acknowledged and the considerations to the undersigned Grantors, in hand paid by the Grantoes herein, the receipt whereof is hereby acknowledged and the considerations are the considerations and the consideration and the consideration and the consideration and the consideration are the consideration and the consideration and the consideration and the consideration are the consideration and the consideration are the consideration and the consideration are the consideration and the consideration and the consideration and the consideration are the consideration and the consideration are the consideration and t Carl E. Brackett, Jr., a single man (herein referred to as the "Grantor"), grant, bargain, sell and convey unto James Anderson. a single man (herein referred to as the "Grantee"), the following described real estate, situated in Shelby Councy, Alabama, & The

Lot 9, according to the Amended Map of Riverchase West, as recorded in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 1999, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of April, 1999.

(Scal)

(Seal)

STATE OF ALABAMA)

General Acknowledgment

JEFFERSON COUNTY)

1, Frank Steele Jones, a Notary Public in and for said County, in said State, hereby certify that Carl E. Brackett, Jr., a single man, whose name(s) 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 as his act on the day the same bears date.

Given under my hand and official seal this 29th day of April, 1999.

Notary Public

My Commission Expires: 3/14/03

ATTY FILE NO#: 99-1936-1 LOAN NOV: