

This instrument prepared by:
John N. Randolph, Attorney
Strote & Pernutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Jonathan D. Mize

2352 Aladena Crest Drive
Birmingham, AL 35242

Inst # 1999-18537

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Two Hundred Seven Thousand and 00/100 (\$207,000.00) Dollars to the undersigned grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Jimmy Christian and wife, Julie J. Christian, (herein referred to as grantors) do grant, bargain, sell and convey unto Jonathan D. Mize (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, Block 5, according to the Survey of Aladena Woods, First Sector, as recorded in Map Book 104 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

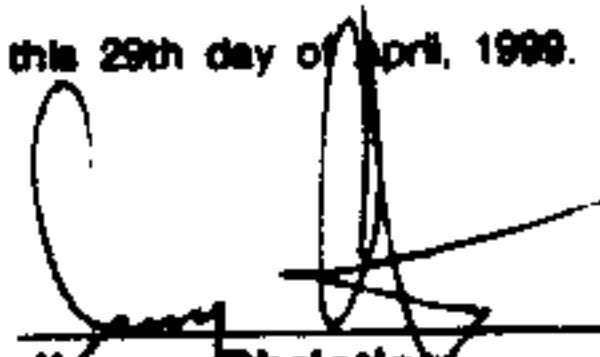
1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line as shown by recorded Map.
3. 10 foot easement southwest and 5 foot easement on front, as shown by recorded Map.
4. Easement of undetermined widths on southeast corner, as shown by recorded Map.
5. Restrictions appearing of record in Real 127, page 188, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Right of Way granted to Alabama Power Company by instrument recorded in Real 142, page 209, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Real 140, page 722, in the Probate Office of Shelby County, Alabama.
8. Restrictions regarding Alabama Power Company recorded in Real 140, page 732, in the Probate Office of Shelby County, Alabama.
9. Mineral and mining rights and rights incident thereto recorded in Volume 138, page 119, in the Probate Office of Shelby County, Alabama.
10. Right of Way granted to Alabama Power Company by instrument recorded in Volume 139, page 577, in the Probate Office of Shelby County, Alabama.

\$165,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of April, 1999.


Jimmy Christian

(Seal)


Julie J. Christian

by, Jimmy Christian
by virtue of Power of Attorney
recorded simultaneously
herewith

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Christian, husband of Julie J. Christian, 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.

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


Notary Public

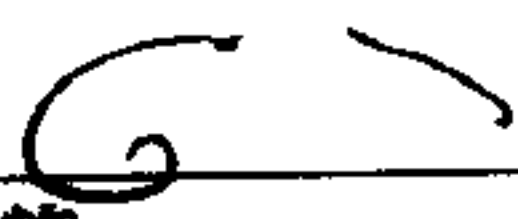
11

05/04/1999-18537
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 185 53.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, a Notary Public, in and for said county and in said state, hereby certify that Jimmy Christian, whose name as Attorney in Fact for Julie J. Christian, is signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he, in his capacity as such attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of April, 1999.



Notary Public

Inst # 1999-18557

05/04/1999-18557
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OFFICE 33.00