

Send tax notice to:
Timothy P. Carpenter and
Betsy W. Carpenter
197 Linwood Road
Sterrett, AL 35147

This instrument prepared by:
James R. Moncus, Jr., LLC
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 Two Hundred Eighty-Six Thousand Five Hundred and no/100 Dollars (\$286,500.00) in hand paid to the undersigned, Singleton Enterprises, L.L.C., a Limited Liability Company, (hereinafter referred to as the "Grantor") by Timothy P. Carpenter and wife, Betsy W. Carpenter, (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 453, according to the Survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Easements as shown on recorded maps.
3. Building restriction lines as shown on recorded maps.
4. Easement for Alabama Power Company recorded in Volume 236, Page 829.
5. Title to all minerals within and underlying the premises, together with all mining rights and other

Inst # 1999-21573

05/24/1999-21573
10:04 AM CERTIFIED
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rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 53, Page 262.

6. Covenants, restrictions, conditions and limitations as set out in Instrument #1998-03109 and as shown on recorded map.
7. Terms, conditions, covenants, easements and release of damages as recorded under Instrument Number 1996-31156.
8. Notes and restrictions as set out on recorded map.
9. Right-of-way granted Alabama Power Company recorded in Volume 139, Page 127; Volume 133, page 210; Volume 126, page 191; Volume 126, page 192; Volume 126, page 323 and Volume 124, page 519.

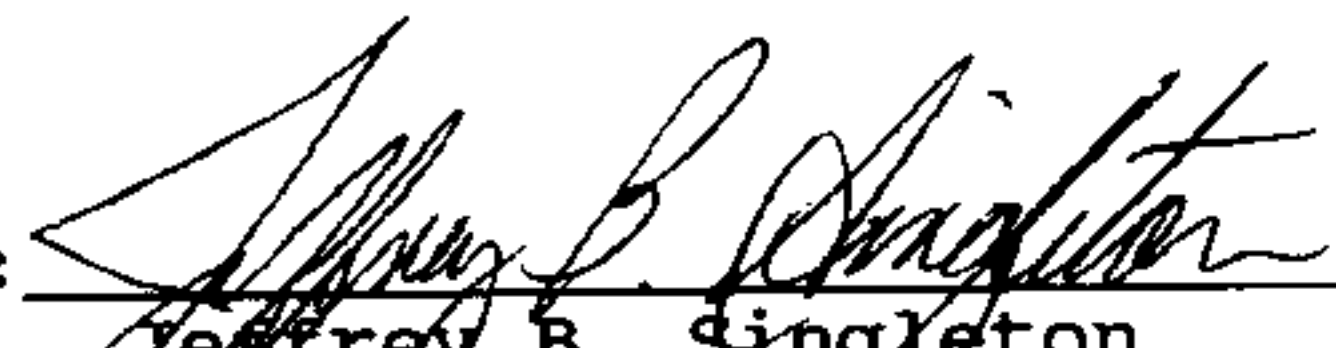
(\$257,850.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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 Managing Member
Jeffrey B. Singleton, who is authorized to execute this conveyance,
has hereunto set its signature and seal on this the 21st day of
May, 1999.

SINGLETON ENTERPRISES, L.L.C.

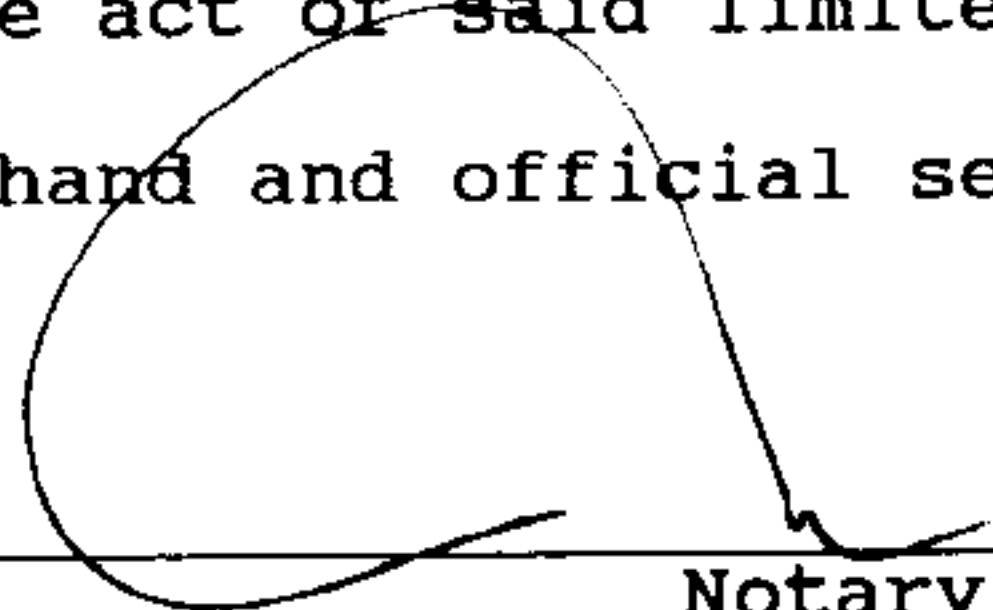
By: 
Jeffrey B. Singleton
Its MANAGING MEMBER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said
County in said State, hereby certify that Jeffrey B. Singleton,
whose name as Managing Member of Singleton
Enterprises, L.L.C., a limited liability company, 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 limited liability company.

Given under my hand and official seal this the 21st day
of May, 1999.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 9/23/2000

Inst # 1999-21573

05/24/1999-21573
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