

WARRANTY DEED.

That in consideration of \$10.00 and other good and valuable consideration

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Janet C. Newell

Lot 7, according to the Survey of Old Virginia, as recorded in Map Book 7, page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Easements, rights-of way, restrictions, conditions and covenants of record.

\$ 10,000.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-26205

06/23/1999-26205
12:46 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMS 10.50

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

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

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal (s), this 16th
day of June, 19 99

_____ (Seal)	Janet C. Newell _____ (Seal)
_____ (Seal)	Bobb C. Coupland _____ (Seal)
_____ (Seal)	Sheila O. Coupland _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that Janet C. Newell, Unmarried Person, Bobby C. Coupland and wife Sheila O. Coupland whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 16th day of June A.D., 19 99

FOREIGN PUBLIC STATE OF AMERICA
 1000 SUNSHINE EXPIRES 1000
 1000 FOREIGN PUBLIC STATE OF AMERICA

Notary Public