

Send tax notice to:  
Jonathan S. Whitten and  
Latricia J. Whitten  
117 Kingsley Court  
Alabaster, AL 35007

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
COUNTY OF SHELBY

Inst # 1999-28132  
07/06/1999-28132  
11:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 28.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Four Thousand Five Hundred and no/100 Dollars (\$254,500.00) in hand paid to the undersigned James N. Carroll and wife, Betty L. Carroll, (hereinafter referred to as the "Grantors") by Jonathan S. Whitten and wife, Latricia J. Whitten, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 54, Block 2, according to the Survey of Norwick Forest, Third Sector-Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. 35 foot building line, as shown by recorded map.
3. 20 foot easement on rear, as shown by recorded map.
4. Right of way to Alabaster Gas & Water Board, recorded in Real Volume

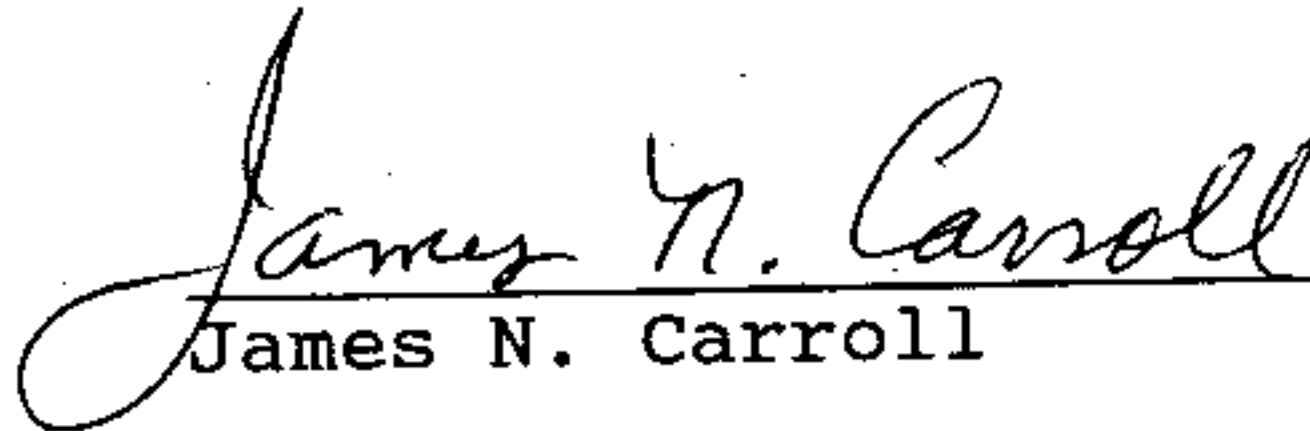
- 124, Page 255, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 157, Page 664; Real Volume 179, Page 21; Real Volume 157, Page 662 and Real Volume 224, Page 583, in the Probate Office of Shelby County, Alabama.
  6. Restrictions appearing of record in Real Volume 170, Page 137; Real Volume 182, Page 942; Real Volume 296, Page 766; Real Volume 228, Page 563 and Instrument 1994-3062 in the Probate Office of Shelby County, Alabama.
  7. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.


(\$240,000.00 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 Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
on this the 30th day of June, 1999.

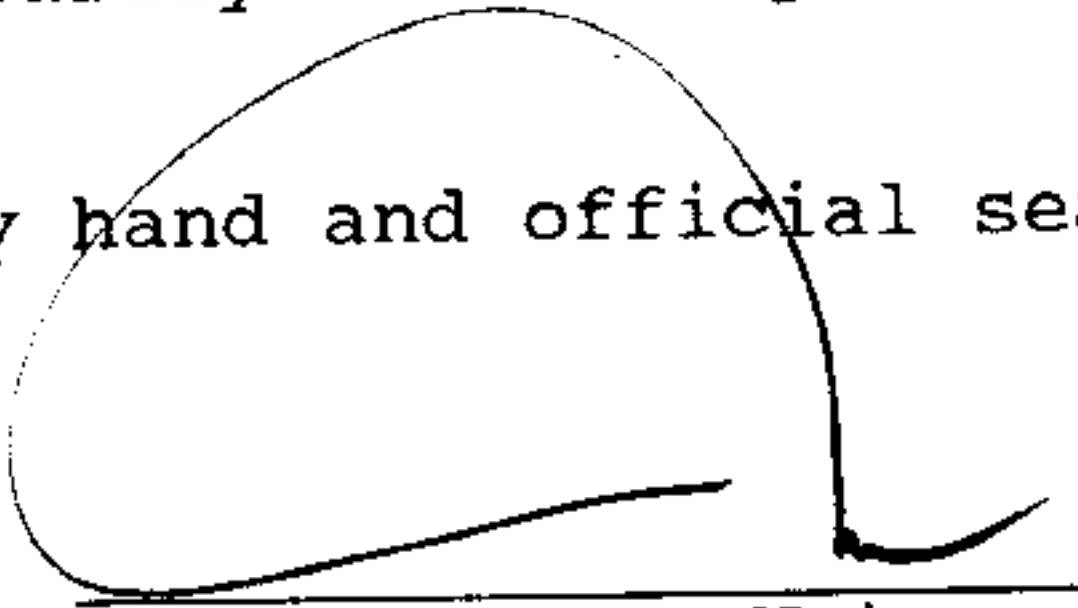
  
James N. Carroll

  
Betty L. Carroll

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James N. Carroll and wife, Betty L. Carroll, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 1999.

  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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