

Send tax notice to:  
Jerry F. Nelems and  
Mary L. Nelems  
142 Park Place Lane  
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 # 1999-28138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

07/06/1999-28138  
12:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 114.00

That in consideration of One Hundred Thousand Five Hundred and no/100 Dollars (\$100,500.00) in hand paid to the undersigned David Keith Hale and wife, Cheryl Ann Hale, (hereinafter referred to as the "Grantors") by Jerry F. Nelems and wife, Mary L. Nelems, (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 9, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. A 20 foot building line and easement along rear as shown by record plat.
3. Restrictions as shown by record plat.
4. Declaration of Covenants, conditions and restrictions in Instrument 1994-18321.
5. Right of way to AT&T in Real Volume 194, Page 332.

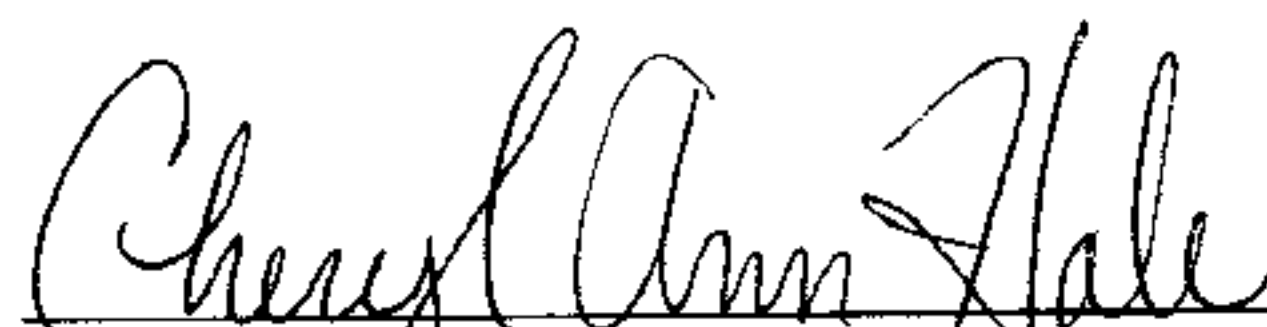
6. Mineral and mining rights as recorded in Volume 332, Page 3.
7. Right of way to Alabama Power Company in Volume 333, Page 385 and Real Volume 84, Page 184.

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 28th day of June, 1999.

  
\_\_\_\_\_  
David Keith Hale

  
\_\_\_\_\_  
Cheryl Ann Hale

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David Keith Hale and wife, Cheryl Ann Hale, 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 28th day of June, 1999.

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

Inst # 1999-28138

07/06/1999-28138  
3 12:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 114.00