

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Charles Lloyd Payne, Jr.
4905 Cahaba Valley Trace
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ~~One Hundred, Forty-~~ **Thousand, Nine Hundred and 00/100 Dollars (\$145,900.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Leonard J. Chorba and wife, Margaret R. Chorba** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Charles Lloyd Payne, Jr., unmarried**, (hereinafter referred to as Grantees) and his heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 6, according to the Map of Caldwell Mill Estates, as recorded in Map Book 7, Page 52, in the Probate Office of Shelby County, Alabama.

Note: \$131,310.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith.


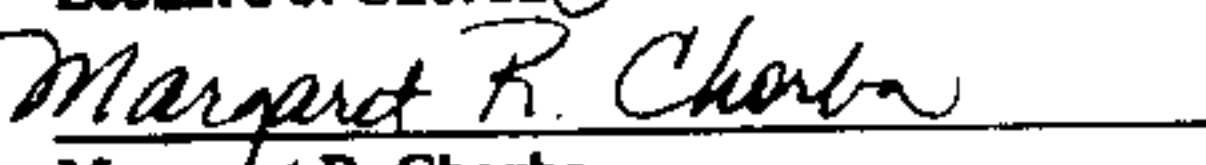
Subject to:

1. Taxes for the year 1999 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.
3. Delivery of this deed is not complete as of the date of execution. Delivery will take place upon receipt of sales proceeds, approximately June 30, 1999. Deed is to be held in trust by closing attorney, Stephen D. Keith, until transaction is complete. Delivery will be presumed upon filing deed in the public records of the county in which the property is located.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 25 day of June, 1999.


Leonard J. Chorba

Margaret R. Chorba

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Leonard J. Chorba and Margaret R. Chorba**, 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 they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 25 day of June, in the year 1999


Notary Public
My Commission Expires 3/21/2000

1999-28641
08/08/1999-28641
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

23.50

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