

Cahaba Title, Inc.Eastern Office
(205) 833-1571
FAX 833-1577Overseas Office
(205) 988-5600
FAX 988-5605

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Karen M. Shearer
(Address) 8037 Rockhampton Circle
Helena, AL 35080**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**SHELBYCOUNTY} **KNOW ALL MEN BY THESE PRESENTS,**That in consideration of One Hundred Seventeen Thousand, Nine Hundred and no/100---- DOLLARS
to the undersigned grantor, Landrum Builders, Inc. a corporationtherein referred to as GRANTOR in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said
GRANTOR does by these presents, grant, bargain, sell and convey untoKaren M. Shearer(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:Lot 448, according to the Survey of Wyndham, Rockhampton Sector, Phase II, as recorded
in Map Book 24 page 65 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.\$ 75,000.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-31998

08/02/1999-31998

09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MWS 51.50

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and
assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 15th day of July, 19 99

ATTEST

Landrum Builders, Inc.

Secretary

By

Ronny Landrum

President

STATE OF ALABAMAShelbyCountyI, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Ronny Landrumwhose name as President of Landrum Builders, Inc., a corporation, is signed
to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents
of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.Given under my hand and official seal, this the 15th day of July, 19 99Notary Public