

Send tax notice to:
Samuel B. Abston and
Margaret B. Abston
2209 Amberley Woods Terr
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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and no/100 Dollars (\$125,000.00) in hand paid to the undersigned Wilburn W. May AN UNMARRIED MAN; Peggy May Zudel A/K/A "Zandel" AN UNMARRIED WOMAN; and Martha May A MARRIED WOMAN, (hereinafter referred to as the "Grantors") by Samuel B. Abston and wife, Margaret B. Abston, (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 99, according to the Survey of Amberly Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Declaration of Protective Covenants as recorded in Instrument #1995-16236.
3. Restrictions as shown on recorded map(s).

08/04/1999-32535
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 HHS 143.00

4. Restrictive Covenants and Grant of Land Easement for underground facilities to Alabama Power Company, as recorded in Instrument #1997-19420.
5. Terms, agreements and right of way to Alabama Power Company as recorded in Instrument #1995-12812.
6. Easement to Town of Helena, as recorded in Real Volume 258, Page 712.
7. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 220, Page 449.
8. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 336, Page 226.
9. Easement to Colonial Pipeline in Deed Book 267, Page 830.
10. Easement for right of way recorded in Real Volume 150, Page 652.
11. Reservation for Roadway and Utilities as recorded in Real Volume 108, Page 341.
12. Cathodic Easement, as recorded in Real Volume 286, Page 81.
13. 20 foot building line from Amberly Woods Terrace; 15 foot utility easement across rear lot line, as shown on recorded plat.

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 15th day of July, 1999.

Wilburn W. May
WILBURN W. MAY

Peggy May Zundel
PEGGY MAY ZUNDEL A/K/A "ZUNDEL"

Martha May
MARTHA MAY

STATE OF Alabama
Baldwin COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wilburn W. May, AN UNMARRIED MAN, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 1999.

Victoria L. Walter
Notary Public

[NOTARIAL SEAL]

My Commission expires: 8/1/01

STATE OF Louisiana)
East Baton Rouge PARISH)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Peggy May Zudel, An Unmarried Woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of July, 1999.


 Notary Public

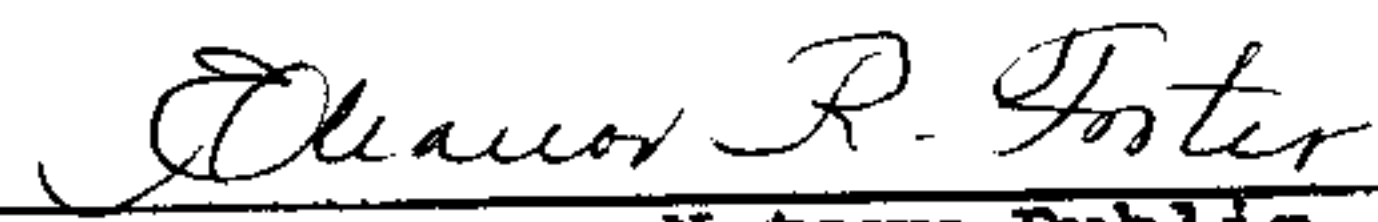
[NOTARIAL SEAL]

My Commission expires: At Death

STATE OF Alabama)
Mobile COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Martha May, A married woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 1999.


 Notary Public

[NOTARIAL SEAL]

My Commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
 MY COMMISSION EXPIRES: Jan. 24, 2000.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.
 Inst # 1999-32535

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 SHELBY COUNTY JUDGE OF PROBATE
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