

This deed prepared by:
Gerald D. Colvin, Jr.
BISHOP, COLVIN, JOHNSON & KENT
317 - 20th Street, North
Birmingham, AL 35203

Send Tax Notice To:

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-35358

08/23/1999-35358

11:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

006 CRH

87.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of SIXTY-FIVE THOUSAND, SIX HUNDRED DOLLARS (\$65,600.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, CHARLES W. GARRETT and wife, VIOLET M. GARRETT (hereinafter referred to as Grantors), hereby remise, release, quit claim, grant, sell and convey to CHARLES R. AGAN, a married man (hereinafter referred to as Grantee), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2A according to a Resurvey of Cahaba River Estates #2, as recorded in Map Book 25, Page 87, in the Probate Office of Shelby County, Alabama, being located in Section 26, Township 19 South, Range 3 West, Shelby County, Alabama.

Mineral and mining rights excepted.

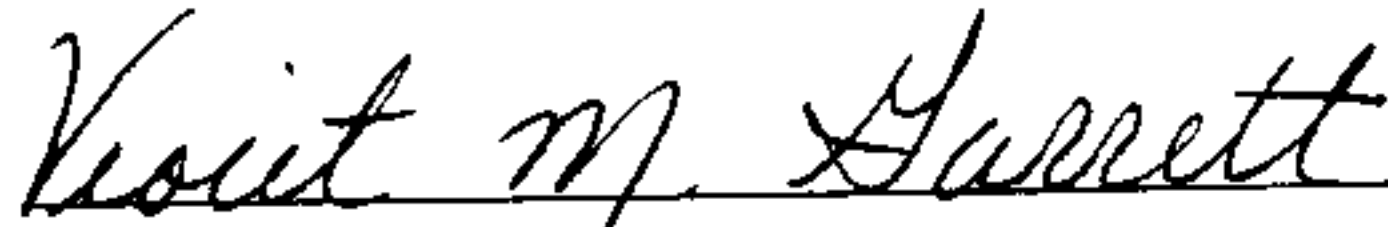
TO HAVE AND TO HOLD to said Grantee, his heirs and assigns forever.

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

GIVEN UNDER our hands and seals on this the 30 day of April, 1999.



CHARLES W. GARRETT



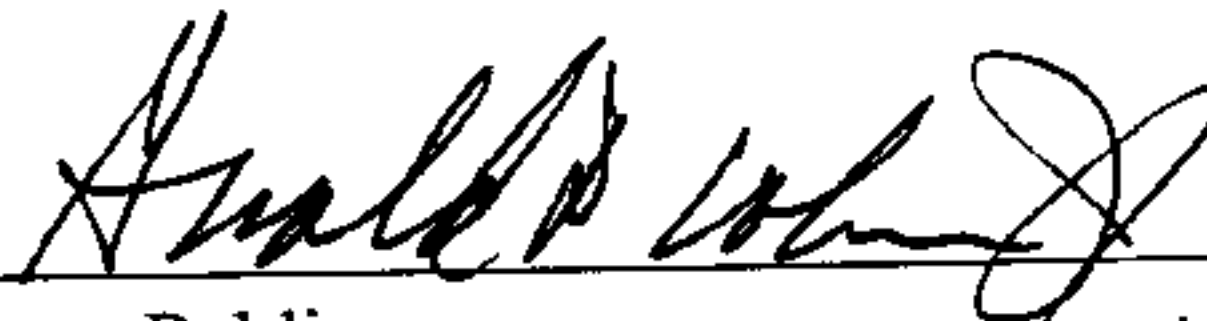
VIOLET M. GARRETT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority in and for said county and state hereby certify that CHARLES W. GARRETT and wife, VIOLET M. GARRETT, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER our hand and seal on this the 30th day of April, 1999.



Notary Public

My Commission Expires: 10-14-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

AFFIDAVIT OF
CHARLES W. GARRETT AND
VIOLET M. GARRETT

Before me, the undersigned authority, a notary public in and for said county, in said state, personally appeared Charles W. Garrett and wife, Violet M. Garrett, who, after first being duly sworn, deposes and says the following:

Our names are Charles W. Garrett and Violet M. Garrett. We are both over the age of 19 years and residents of Shelby County, Alabama. The social security number of Charles W. Garrett is [REDACTED] and the social security number of Violet M. Garrett is [REDACTED]. We have entered into a contract to sell the following described property:

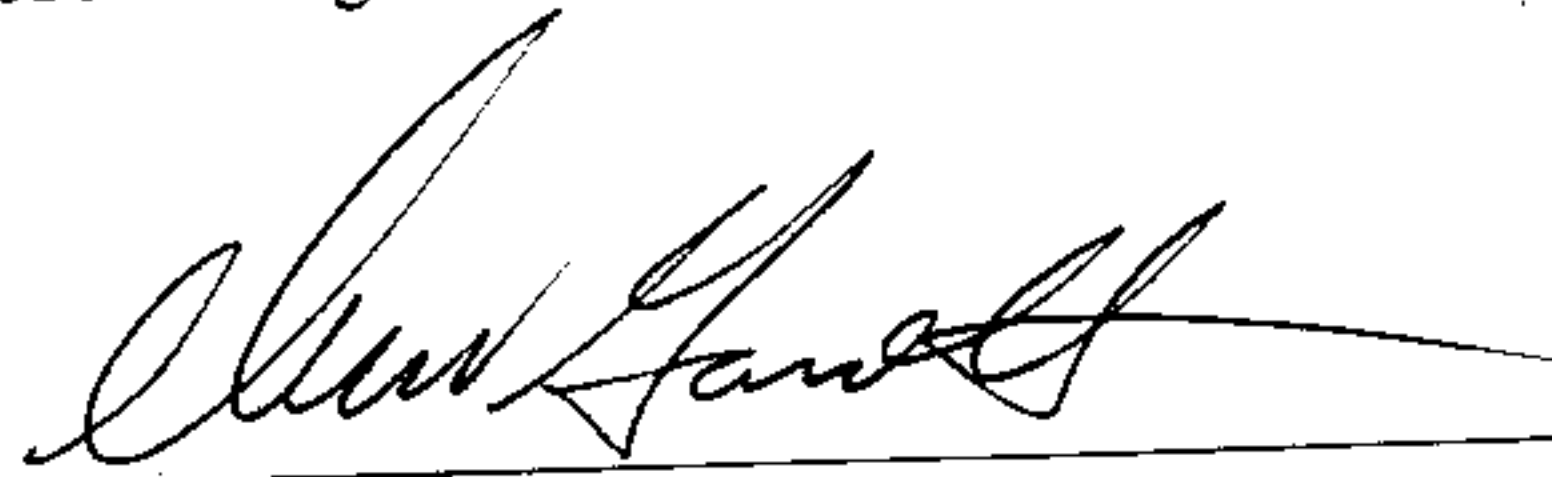
Lot 2A according to a Resurvey of Cahaba River Estates #2, as recorded in Map Book 25, Page 87, in the Probate Office of Shelby County, Alabama, being located in Section 26, Township 19 South, Range 3 West, Shelby County, Alabama.

I certify that there are no municipal assessments, fire dues, library dues, and homeowners association dues owed on the above described property at the present time.

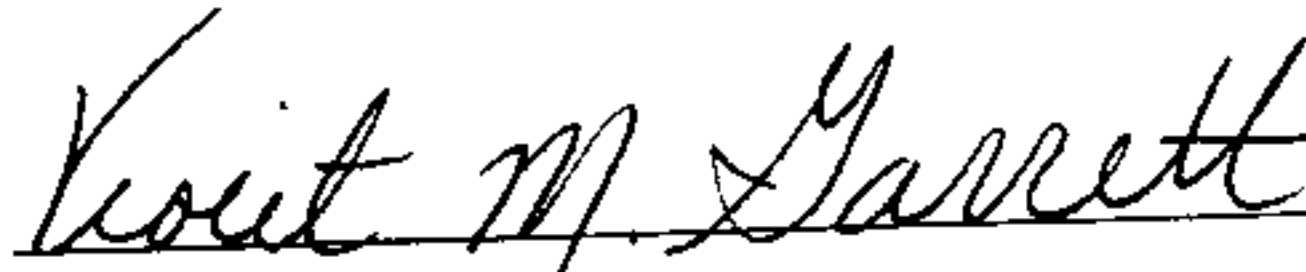
I further certify that the mortgage dated January 18, 1998 executed by Charles Wayne Garrett and Violet M. Garrett to Old Kent Mortgage Company, recorded on February 3, 1998 in Instrument 1998/03457 in the Probate Office of Shelby County, Alabama does not encumber the above described property.

I further certify that we are not subject to any judgments, court orders or a party to litigation (including insolvency proceedings) which would affect this transaction.

This affidavit is given for the purpose of inducing Land Title Insurance Company to issue its title insurance policy or policies.



Charles W. Garrett



Violet M. Garrett

Sworn to and subscribed before me on this the 30th day of April, 1999.



Notary Public

My Commission Expires: 10-14-99

STATE OF ALABAMA)

COUNTY OF SHELBY)

AFFIDAVIT OF
CHARLES R. AGAN

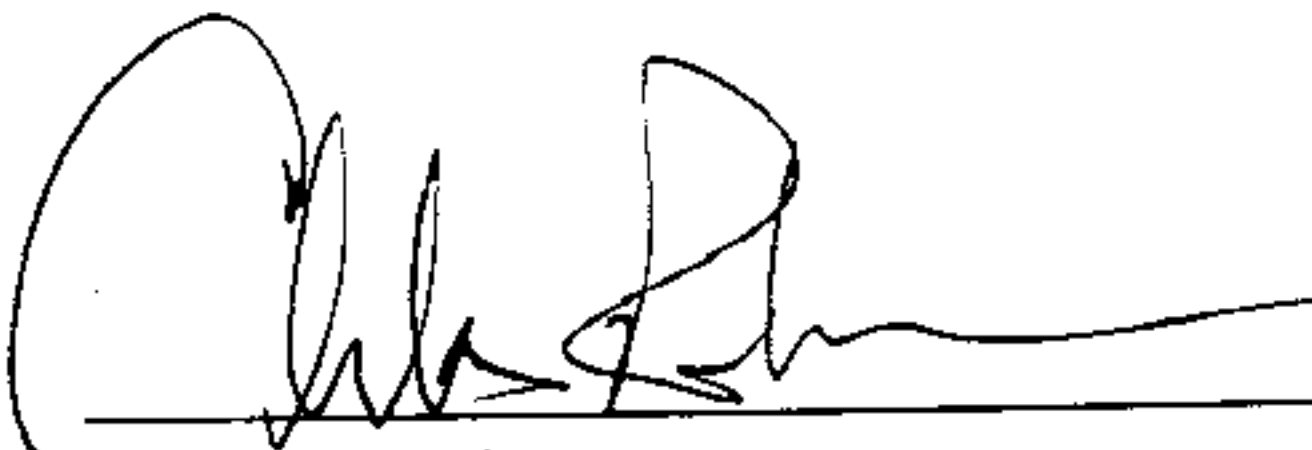
Before me, the undersigned authority, a notary public in and for said county, in said state, personally appeared Charles R. Agan, who, after first being duly sworn, deposes and says the following:

My name is Charles R. Agan. I am over the age of 19 years and a resident of Jefferson County, Alabama. My social security number is [REDACTED]. I have entered into a contract to purchase the following described property:

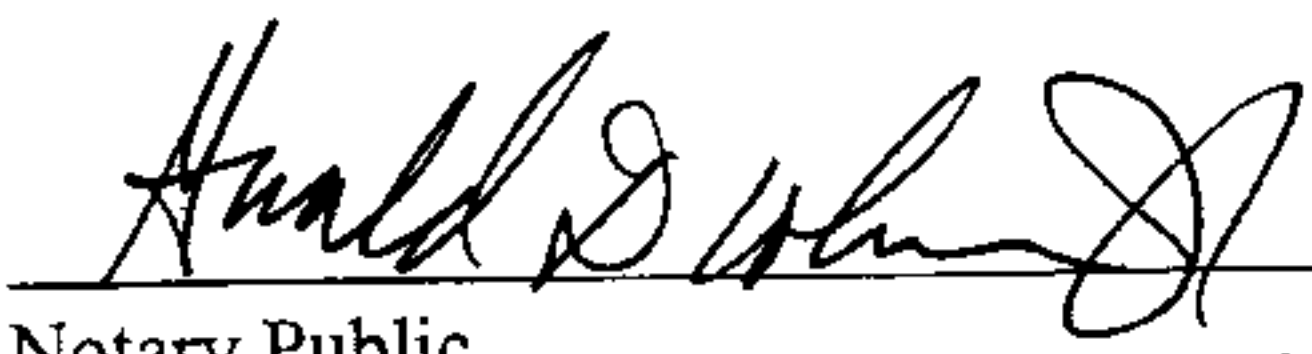
Lot 2A according to a Resurvey of Cahaba River Estates #2, as recorded in Map Book 25, Page 87, in the Probate Office of Shelby County, Alabama, being located in Section 26, Township 19 South, Range 3 West, Shelby County, Alabama.

I further certify that I am not subject to any judgments, court orders or a party to litigation (including insolvency proceedings) which would affect this transaction.

This affidavit is given for the purpose of inducing Land Title Insurance Company to issue its title insurance policy or policies.


Charles R. Agan

Sworn to and subscribed before me on this the 30th day of April, 1999.


Notary Public
My Commission Expires: 10-14-99

BISHOP, COLVIN, JOHNSON & KENT
317 - 20th Street, North
Birmingham, AL 35203
(205) 251-2881

CLOSING STATEMENT

SELLERS: CHARLES W. AND VIOLET M. GARRETT
PURCHASER: CHARLES R. AGAN
CONSIDERATION: \$65,600.00
PROPERTY: Lot 2-A Cahaba River Estates #2
DATE: April 30, 1999

Inst # 1999-35358

08/23/1999-35358
11:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
006 CASH 87.00

PURCHASER'S CREDITS

Earnest Money \$ 5,000.00

PURCHASER'S EXPENSES

Attorney's Fee (1/2 as per contract) \$ 175.00

SELLER'S EXPENSES

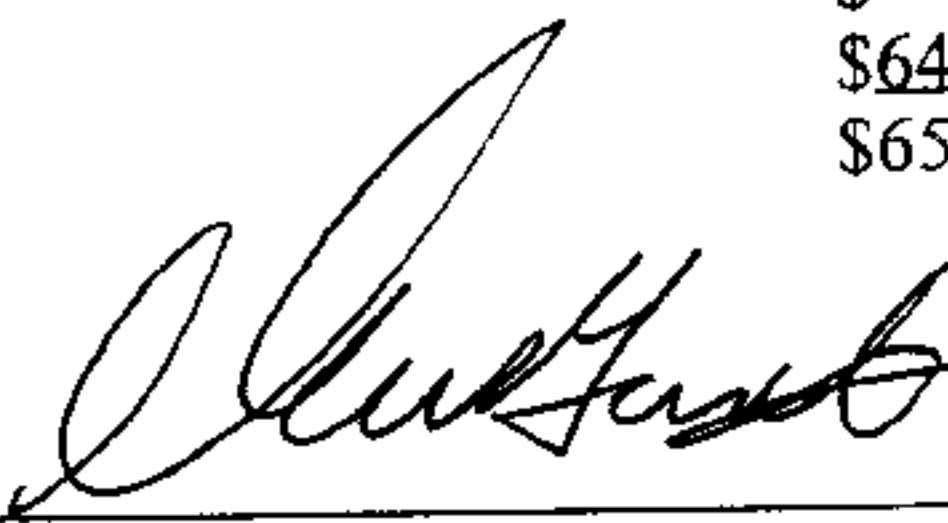
Attorney's Fee (1/2 as per contract) \$ 175.00
Title Policy \$ 251.00
Survey \$ 266.00
TOTAL \$ 692.00

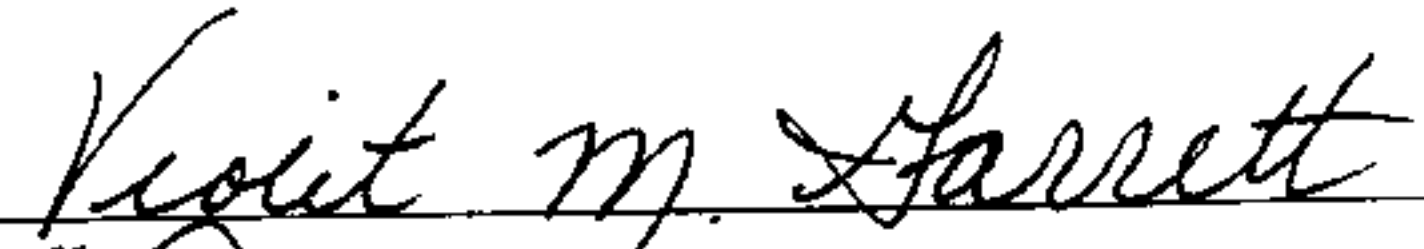
PAID IN

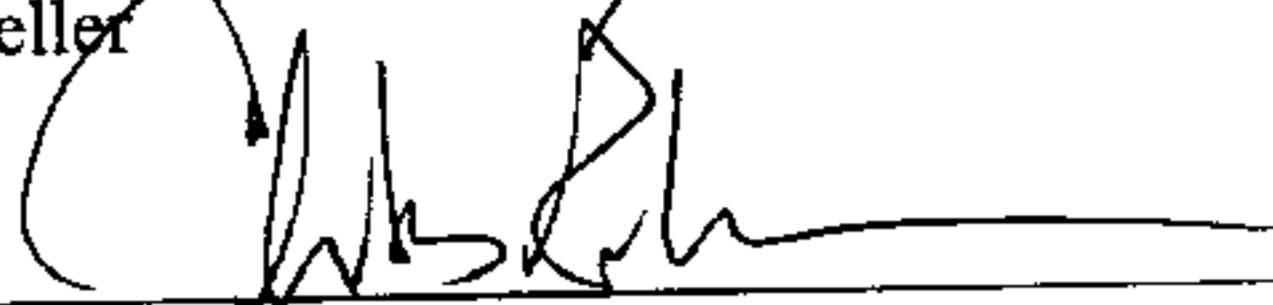
Charles R. Agan \$65,775.00

DISBURSEMENTS

Land Title Company \$ 251.00
K. B. Weygand & Associates \$ 266.00
Bishop, Colvin, Johnson & Kent \$ 350.00
Charles W. and Violet M. Garrett \$64,908.00
TOTAL \$65,775.00


Seller


Seller


Purchaser

(Purchaser to record deed in Shelby County)