

25,000.00

Send Tax Notice To:
Kathleen K. Standifer
3840 Arundel Drive
Birmingham, AL 35243

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 24th day of August, 1999, by **Jeremy H. Stamps**, an unmarried man (hereinafter referred to as the "Grantor"), to **Kathleen K. Standifer**, an unmarried woman (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Five Hundred and no/100th Dollars (\$500.00) in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby, Alabama, to-wit:-----

A parcel of land containing two (2) acres more or less, located in the Southeast Quarter of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama:

Parcel I: Lot 3, according to the map of Stamps Family Subdivision recorded in Map Book 25, Page 98 and being more fully described as follows: Commence at the Southeast corner of Section 4; thence run West along South line of said Section 4 a distance of 729.21 feet to the point of beginning; thence continue a distance of 200.00 feet; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet; thence turn right 90 degrees 25 minutes 35 seconds a distance of 200 feet; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet to the point of beginning; and

Parcel II: A non-exclusive easement for ingress and egress over the following described parcels of land: Commence at the Southeast corner of Section 4 Township 20 South Range 1 West; thence run West along South line of said Section 4 a distance of 729.21 feet; thence turn right 89 degrees 34 minutes 25 seconds a distance of 435.61 feet; thence turn left 89 degrees 34 minutes 25 seconds a distance of 115.74 feet to the point of beginning of the herein described right of way and easement; thence turn right 89 degrees 34 minutes 25 seconds a distance of 378.16 feet; thence turn right 91 degrees 10 minutes 29 seconds a distance of 451.64 feet; thence turn left 90 degrees a distance of 20 feet; thence turn left 90 degrees a distance of 471.64 feet; thence turn left 90 degrees a distance of 398.16 feet; thence turn left an angle of 90 degrees a distance of 20 feet to the point of beginning;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. 1999 ad valorem taxes, a lien but not yet due and payable;
2. Transmission line permit to Alabama Power Company recorded in Deed Book 124, Page 573 and Deed Book 141, page 165;
3. Title to all minerals, together with all mining rights as set out in Deed Book 206, Page 344; and
4. Ingress and egress easements set out in Deed Book 358, Page 547, Real Volume 34, Page 588, Real Volume 106, Page 39, Real Volume 160, Page 244, Instr. No. 1998-02146 and Inst. No. 1999-18886.

Inst # 1999-35810

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09:54 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 HWS 36.00

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

And said Grantor does for himself, his heirs, executors and assigns, covenant with said Grantee, her heirs and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Grantor hereby warrants that the subject property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the date first written above.

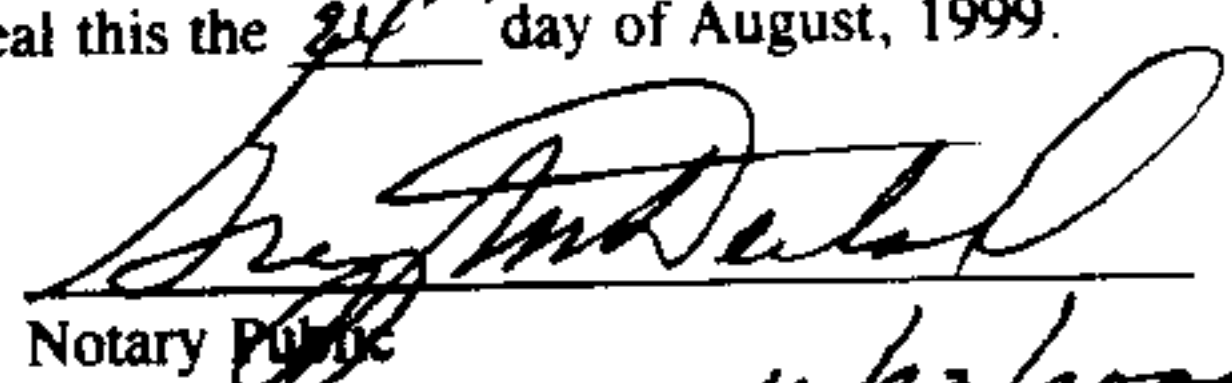

Jeremy H. Stamps

STATE OF ALABAMA)

_____ COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeremy H. Stamps, a married man, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 1999.


Notary Public

My Commission Expires: 10/23/2000

THIS INSTRUMENT PREPARED BY:

Greggory M. Deitsch, Esq.

Sirote & Permutt, Inc.

P. O. Box 55727

Birmingham, Alabama 35255

Inst # 1999-35810

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