

STATE OF ALABAMA)
SHELBY COUNTY)

fee 11.00
tax 170.00
\$ 181.00

Inst # 1999-36577

GENERAL WARRANTY DEED

170,000

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **EDWARD E. FORD AND LOUISE C. FORD, husband and wife**, (hereinafter referred to as the "Grantors"), in hand paid by **LOUISE C. FORD, trustee, or successor trustee(s), of the LOUISE C. FORD TRUST DATED July 7, 1999**, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to that certain real estate situated in Shelby County, Alabama, (the "Property"):

Shelby County, Alabama, to wit:

Lot 4, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Current ad valorem taxes
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, Page 572, and Deed Book 219, Page 734, in said Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded Real 142, Page 184, and Real 149, Page 12, in said Probate Office.
4. Title to all minerals withing and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121, Page 294, in said Probate Office.
5. Restrictions, covenants and conditions as set out in instrument(s) record in Real 160, Page 495, in the Declaration of Protective Covenants of Southlake Crest as recorded in Instrument No. 1993-30195, Instrument No. 1993-40742, and Instrument No. 1993-40743 in said Probate Office.
6. Restrictions for land use as set out in Real 160, Page 492, in said Probate Office.
7. Building setback lines and public utility easements as shown by recorded plat, including a 5 foot easement on the Southwesterly side of lot.
8. Articles of Incorporation of Southlake Crest Residential Association, Inc., as record as Instrument No. 1993-30196 in said Probate Office.
9. By Laws of Southlake Crest Residential Association, Inc., as recorded as Instrument No. 1993-30197 and Instrument No. 1993-22812, in said Probate Office.
10. Easements, restrictions, covenants, reservations and rights-of-way of record.
11. Restrictions, limitations and conditions as set out in Map Book 19, Page 14.

08/31/1999-36577
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 181.00


NOTE: This warranty deed has been prepared without the benefit of a title examination or title binder and all instructions contained herein have been provided by the Grantor.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 7th day of July, 1999.



Edward E. Ford


Louise C. Ford

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward E. Ford and Louise C. Ford, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 7th day of July, 1999.


NOTARY PUBLIC
My Commission Expires: 7/22/2000

This Instrument Prepared By:
R.F. (Ben) Stewart III
100 RiverPoint Corporate Center
Suite 205
Birmingham, Alabama 35243

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