

PREPARED BY: SUNNY HENDERSON - Trimmer Law Firm, 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: DAVID J. BOOKOUT AND JULIE L. BOOKOUT, 116 HACKBERRY CIRCLE, CHELSEA, AL 35043

CORPORATE WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$185,200.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, MCGINNIS CONSTRUCTION CO., INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, DAVID J. BOOKOUT AND WIFE, JULIE L. BOOKOUT (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 410, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, FOURTH SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 125, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

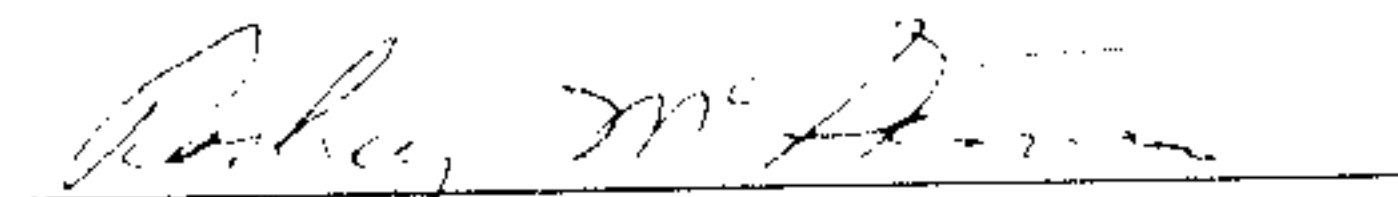
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury of damage to persons or property as a result of the exercise of such rights as recorded in Instrument 1994-5516 and Instrument 1994-5514
- (5) Subject to Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 24, Page 125.
- (6) Subject to Covenants, conditions, restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1998-46183, in the official records of Shelby County.
- (7) Subject to Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 142, Page 246; Deed Book 306, Page 398 and Deed Book 102, page 143.
- (8) Subject to Riparian and other rights created by the fact that the subject property lies adjacent to Yellowleaf Creek.
- (9) Subject to Reservations and conditions as set out in Deed Book 311, Page 964 and Deed Book 294, Page 477.
- (10) Subject to Restrictions, limitations and conditions as recorded in Map Book 24, Page 125.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on AUGUST 24, 1999.

MCGINNIS CONSTRUCTION CO., INC.,


BY: RODNEY MCGINNIS
ITS: PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

09/02/1999-36884
08110 AN CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
194.50

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RODNEY MCGINNIS, whose name is signed as PRESIDENT of MCGINNIS CONSTRUCTION CO., INC., a corporation, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the AUGUST 24, 1999


Notary Public

My commission expires:

MY COMMISSION EXPIRES AUGUST 14, 2002