

This document prepared by:
John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
John Allen Montgomery, III
2921 MacAlpine Circle
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fifty Five Thousand and 00/100 Dollars (\$155,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, J. MICHAEL JENKINS, an unmarried person (herein referred to as GRANTOR) does grant, bargain, sell and convey unto JOHN ALLEN MONTGOMERY, III (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 38, Block 2, according to the Survey of First Addition to Selkirk, a subdivision of Inverness, Phase IV, as recorded in Map Book 7, Page 149, in the Probate Office of Shelby County, Alabama.

Eighty Eight Thousand and 00/100 Dollars (\$88,000.00) of the consideration is from a purchase money first mortgage recorded simultaneously with the Deed conveying the subject property.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executor and administrator covenant with said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my 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.

Dated this the 31st day of August, 1999.


GRANTOR: J. MICHAEL JENKINS

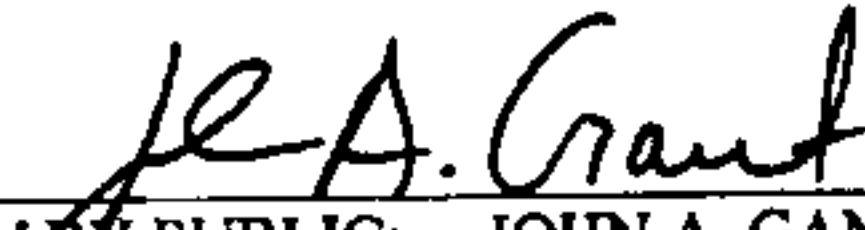
Inst # 1999-37047

09/02/1999-37047
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 78.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that, J. MICHAEL JENKINS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 1999.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/2001

Inst # 1999-37047

09/02/1999-37047
1999-08-31
CERTIFIED
JUNE 15 1999

NOTARY
\$25.00