

Send tax notice to:
First Real Estate
Corporation of Alabama
1000 Urban Center Drive
Birmingham, AL 35242

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
COUNTY OF SHELBY

Inst # 1999-38761
09/16/1999-38761
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 58.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Five Thousand and no/100 Dollars (\$45,000.00) in hand paid to the undersigned, Homes & Land, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantor") by First Real Estate Corporation of Alabama, an Alabama Corporation (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of The Cedars, 2nd Sector, as recorded in Map Book 25, Page 135 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Building setback lines and easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) to be recorded.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 217 page 797 in Probate Office.

5. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 25 page 135 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 25, page 135.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and, its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, Sam W. Bennett, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of September, 1999.

HOMES & LAND, INC.

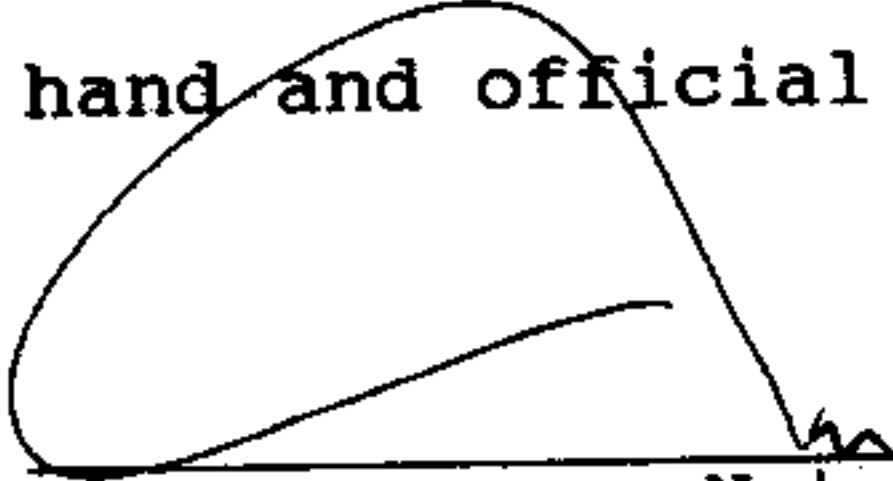
By: 
Sam W. Bennett
Its President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sam W. Bennett, whose name as President of Homes & Land, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 14th day of September, 1999.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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