

Send tax notice to:
Michael D. Laney
David B. Laney and
Helen V. Laney
3117 Brookhill Drive
Birmingham, AL 35242

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

Inst. # 1999-40392

09/28/1999-40392

10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
76.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand Five Hundred and no/100 Dollars (\$212,500.00) in hand paid to the undersigned Randall T. Arnold and wife, Deborah C. Arnold, (hereinafter referred to as the "Grantors") by Michael D. Laney, David B. Laney and Helen V. Laney, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 31, according to the Amended Map of Meadowbrook, Sixteenth Sector, Phase I, as recorded in Map Book 9, Page 151 A&B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1999.
2. Restrictions as shown by recorded Map.
3. Easement of undetermined size as shown by recorded Map.
4. Mineral and mining rights and rights incident thereto recorded in Volume

32, Page 306 and Volume 40, Page 265, in the Probate Office of Shelby County, Alabama.

5. Release of Damages as recorded in Real 80, page 385 in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Real 62, page 562, in the Probate Office of Shelby County, Alabama.
7. Restrictions regarding Alabama Power Company recorded in Real 66, page 318 in the Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company recorded in Real 73, page 767, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Real 75, page 613, in the Probate Office of Shelby County, Alabama.

(\$150,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 15th day of September, 1999.

Randall T. Arnold
Randall T. Arnold

Deborah C. Arnold
Deborah C. Arnold

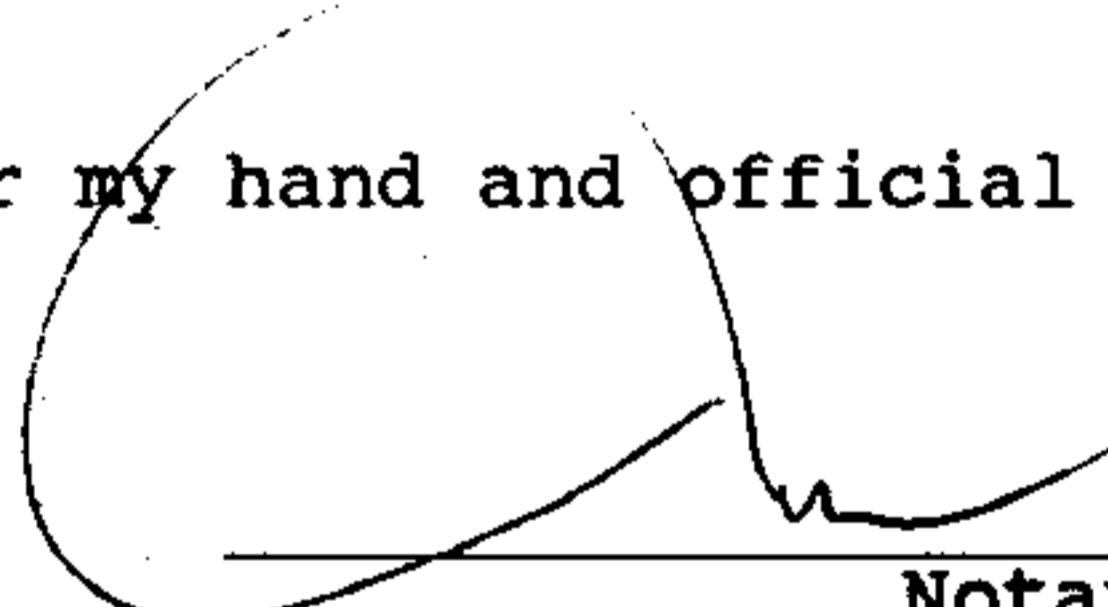
STATE OF ALABAMA

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JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall T. Arnold and wife, Deborah C. Arnold, 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 the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 1999.


Notary Public

[NOTARIAL SEAL]

My Commission expires:

2/23/200

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003 CJ1 76.00