

SEND TAX NOTICE TO:
Todd E. Walborn
Susan N. Walborn
1035 Lake Heather Road
Hoover, Al 35242

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

Inst # 1999-40408
09/28/1999-40408
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 163.50

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Donna R. Bellenger, a single woman and William Gerald Bellenger, a single man (herein referred to as Grantors), do grant, bargain, sell and convey unto Todd E. Walborn and Susan N. Walborn (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 21, according to the Survey of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121 A, B & C in the Probate Office of Shelby County, Alabama, together with a non-exclusive easement to use the private roadways, access easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, recorded in Instrument \$1992-18226 and amended in Instrument \$1992-26078

Subject to:

1. 1999 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

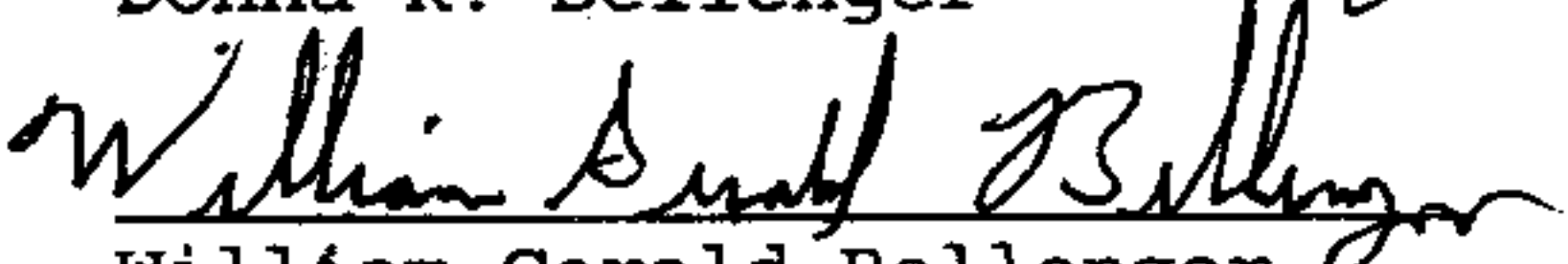
\$800,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said

Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 24th day of September, 1999.

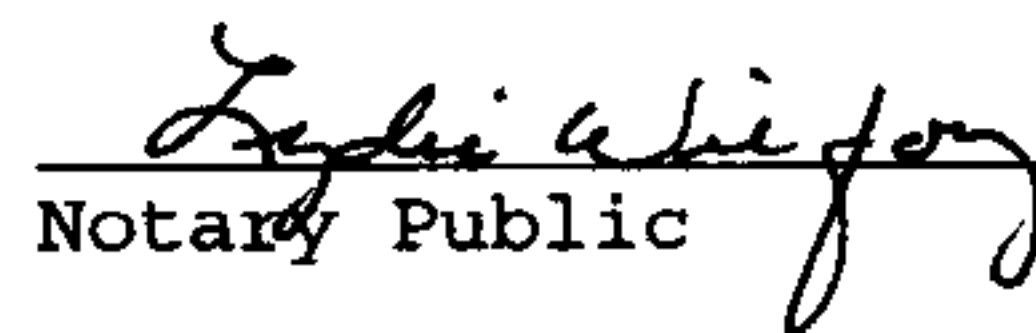

Donna R. Bellenger

William Gerald Bellenger

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donna R. Bellenger and William Gerald Bellenger, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September, 1999.

My Commission Expires: ⁹⁻¹⁰⁻⁰²
~~8/21/03~~


Notary Public

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