

This Instrument Prepared By:

Scott J. Humphrey, L.L.C.
3825 Lorna Road, Suite 202
Hoover, Alabama 35244

Send Tax Notice To:

Beth Moore Fletcher
7847 Highway 17
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty Thousand and No/100 Dollars (\$160,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged,

GREEN TREE FINANCIAL CORP. - ALABAMA

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

BETH MOORE FLETCHER and JERRY RAY FLETCHER

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A".

SUBJECT TO:

1. Taxes and assessments for the year 2000, and subsequent years, which are not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 345, page 227 and Volume 220, page 49, in the Probate Office of Shelby County, Alabama.
3. Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 335, page 789, in the Probate Office of Shelby County, Alabama.

\$128,000.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; 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.

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SUBJECT TO STATUTORY RIGHT OF REDEMPTION of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantees.

IN WITNESS WHEREOF, the said Grantor, by To Anne Hogan who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of October, 1999.

ATTEST:

GREEN TREE FINANCIAL CORP. - ALABAMA

[Signature]
Its: Asstt-Secretary
Kim Rogers

By: [Signature]
Its: Director

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that To Anne Hogan, whose name as Director of Green Tree Financial Corp. - Alabama, 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/she, 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 15th day of October, 1999.

[Signature]

Notary Public

My Commission Expires: July 7, 2002

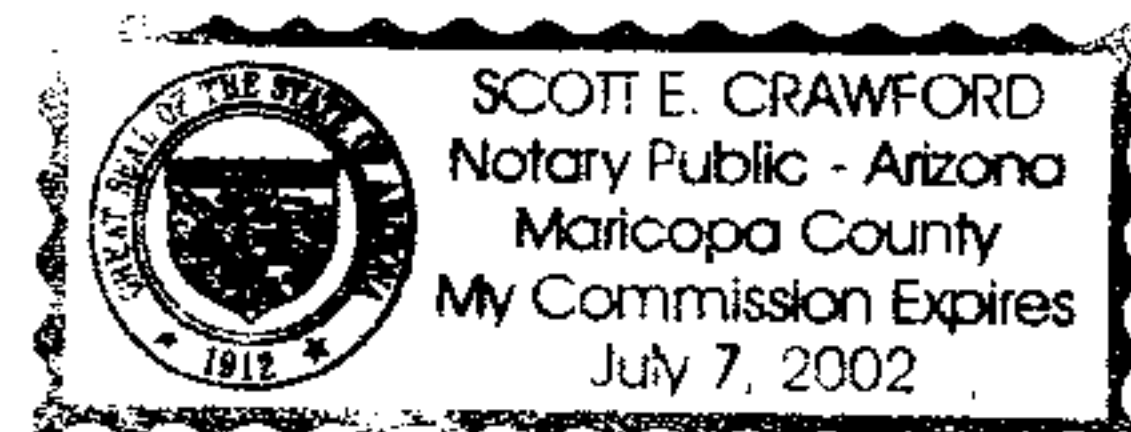


EXHIBIT "A"

PARCEL I:

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West; thence Northerly along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 733.90 feet; thence right $65^{\circ}27'45''$ in a Northeasterly direction 575.29 feet, more or less, to the Northeast corner of Lot 6, Woodland Hills Subdivision (Map Book 5, page 90, Shelby County Probate Office), said point being the point of beginning; thence right $53^{\circ}31'30''$ in a Southeasterly direction along the North boundaries of said Woodland Hills Subdivision and Woodland Hills, First Phase, Third Sector (Map Book 6, page 7, Shelby County Probate Court) and a projection thereof 400.00 feet; thence left $104^{\circ}31'$ in a Northeasterly direction 405.00 feet; thence left $75^{\circ}29'$ in a Northwesterly direction 400.00 feet; thence left $104^{\circ}31'$ in a Southwesterly direction 405.00 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A 30.00 foot right of way on the North side of Lots 1 through 6, inclusive, of said Woodland Hills Subdivision extended from the Northwest side of the above described property to the Southeast boundary of Shelby County Highway 17; being situated in Shelby County, Alabama.

PARCEL II:

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Township 21 South, Range 3 West; thence Northerly along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 733.90 feet; thence right $65^{\circ}27'45''$ in a Northeasterly direction 575.29 feet, more or less, to the Northeast corner of Lot 6, Woodland Hills Subdivision (Map Book 6, page 90, Shelby County Probate Office); thence right $53^{\circ}31'30''$ in a Southeasterly direction along the North boundaries of said Woodland Hills Subdivision and Woodland Hills, First Phase, Third Sector, (Map Book 6, page 7, Shelby County Probate Court) and a projection thereof 226.36 feet to the point of beginning; thence continue along last mentioned line and in a Southeasterly direction for a distance of 420.86 feet to an existing iron pin; thence turn an angle to the right of $92^{\circ}40'$ and run in a Southwesterly direction along the Northwest line of Woodland Hills, Second Phase, First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 6, page 138, for a distance of 163.94 feet to an existing iron pin; thence turn an angle to the right of $87^{\circ}19'44''$ and run in a Northwesterly direction for a distance of 315.61 feet to an existing iron pin, being on the East line of Lot 39, of said Woodland Hills, First Phase, Third Sector; thence turn an angle to the right of $59^{\circ}12'46''$ and run in a Northerly direction along the East line of said Lot 39, for a distance of 190.64 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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