

Send tax notice to:  
Eddie L. Sankey and  
Doris Sankey  
3032 Thrasher Lane  
Hoover, AL 35243

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

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Nine Thousand Nine Hundred and no/100 Dollars (\$189,900.00), in hand paid to the undersigned Ronald H. Barnes and wife, Pamela D. Barnes, (hereinafter referred to as the "Grantors") by Eddie L. Sankey and wife, Doris Sankey, (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 16, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2000.
2. 35 foot building set back line on subject property as shown on recorded plat.
3. 10 foot easement along rear of subject property as shown on recorded plat.

11/01/1999-44913  
10:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 C31 51.50

Inst # 1999-44913

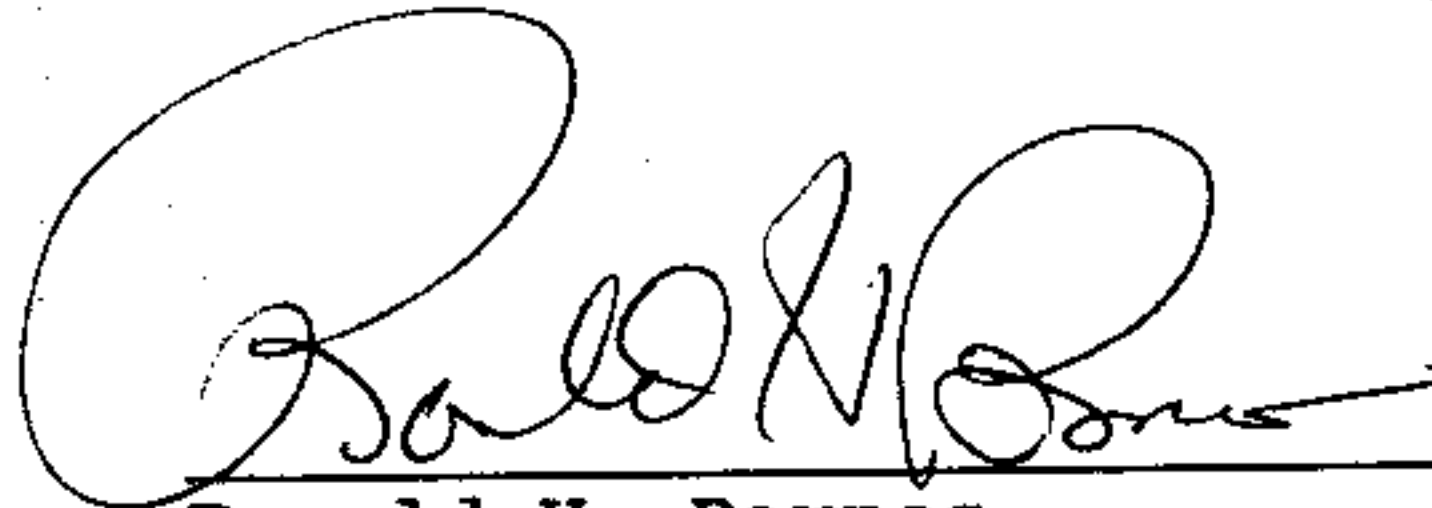
4. Restrictions as recorded in Real Volume 144, Page 480.
5. Easement to Alabama Power Company as recorded in Real Volume 182, Page 555.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 4, Page 553.
7. Restrictions, conditions and limitations as set out in Map Book 11, Page 122.

(\$151,920.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

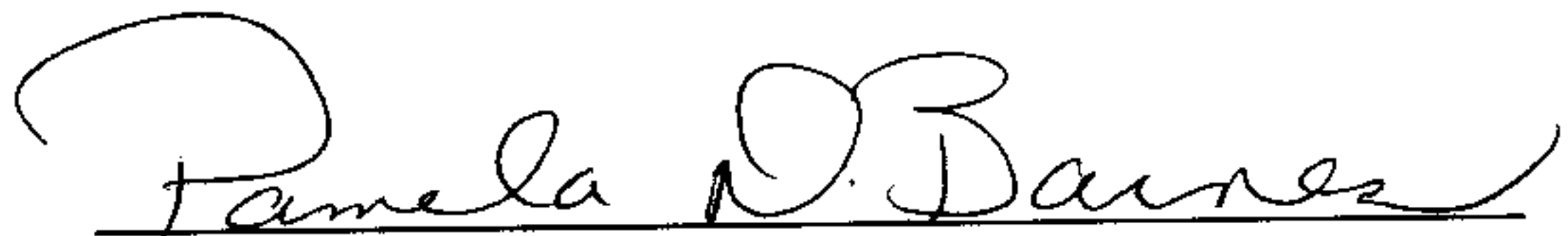
TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

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 26th day of October, 1999.



Ronald H. Barnes



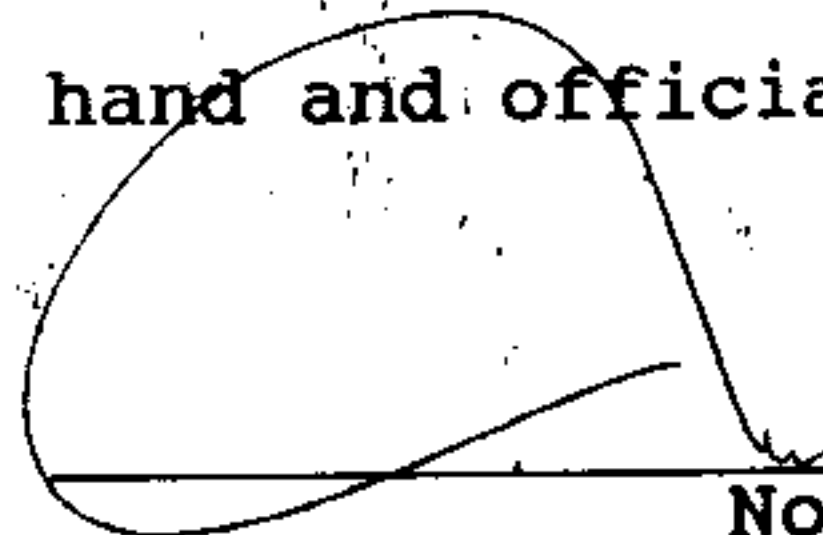
Pamela D. Barnes

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald H. Barnes and wife, Pamela D. Barnes, 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 26th day of October, 1999.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 1/23/2000

Inst # 1999-44913

11/01/1999-44913  
10:25 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 51.50