

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

This instrument prepared by:

Peter E. Barber, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

Value: \$160,000.00

Send Tax Notices To:

Mr. Jeremiah Castille
2904 Kirkcaldy Lane
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **CAHABA LUMBER & MILLWORK, INC.**, an Alabama corporation formerly known as Cahaba Valley Millwork, Inc. (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JEREMIAH CASTILLE and JEAN CASTILLE**, husband and wife, as joint tenants with right of survivorship (hereinafter, the "GRANTEE"), that certain real estate situated in Shelby County, Alabama and described as follows:

Lot 20, Block 2, according to the Survey of Kirkwall, a Subdivision of Inverness, as recorded in Map Book 6, Page 152, in the Probate Office of Shelby County, Alabama.

Said conveyance is made subject to 1999 ad valorem taxes not yet due and payable and easements, restrictions and covenants affecting the subject property which are of record.

Together with all rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

12/02/1999-48841
01:25 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MMS 14.00

Inst # 1999-48841

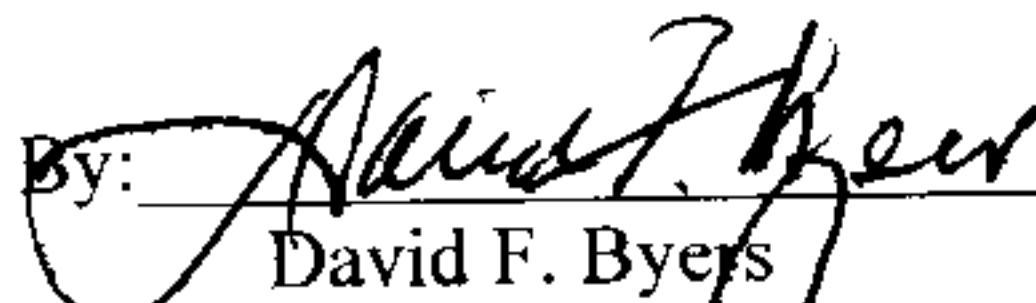
TO HAVE AND TO HOLD to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEES, their heirs, executors, administrators, successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEES, their heirs, executors, administrators, successors and assigns forever against the lawful claims of all persons.

By acceptance of this deed, GRANTEES acknowledge that this deed shall be held in escrow and not recorded until such time as the GRANTEES have fulfilled all of their obligations under that certain Contract for Deed of even date herewith between the GRANTOR and GRANTEES. The recordation of this deed shall be evidence to all persons or entities that the GRANTEES have fulfilled all of their obligations under the Contract for Deed and that the GRANTOR has released said Contract for Deed, whether or not recorded, as an encumbrance on the subject property.

IN WITNESS WHEREOF, Cahaba Lumber & Millwork, Inc. (f/k/a Cahaba Valley Millwork, Inc.), an Alabama corporation, GRANTOR, has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR under seal, this the 8th day of January 1999.

CAHABA LUMBER & MILLWORK, INC.
(f/k/a Cahaba Valley Millwork, Inc.)


By: 
David F. Byers
Its Chief Executive Officer

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Byers, whose name as Chief Executive Officer of Cahaba Lumber & Millwork, 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 thereof, 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 8th day of January, 1999.


Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 15, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS
My Commission Expires: _____

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SHELBY COUNTY JUDGE OF PROBATE
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