

SEND TAX NOTICES TO:

Old South Builders, Inc.
P. O. Box 360331
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety-One Thousand and no/100 Dollars (\$ 91,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **BETTY J. SHINN, AN UNMARRIED WOMAN**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **OLD SOUTH BUILDERS, INC.**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 20, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2000 and subsequent years not yet due and payable.

AND THE GRANTOR does for her heirs and executors, successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs and executors, successors and assigns shall warrant and defend same to said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23 day of February, 2000.


(GRANTOR) **BETTY J. SHINN**

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty J. Shinn, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of February, 2000.


NOTARY PUBLIC
My Commission Expires: 12/23/00

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244

Inst # 2000-06270

02/29/2000-06270
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 001 99.50