

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
David L. Bowman, III
137 Twin Oaks Circle
Chelsea, Alabama 35043

STATE OF ALABAMA) CORPORATION
COUNTY OF SHELBY) GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Fifty-Eight Thousand and 00/100 (\$158,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Brantley Homes, Inc., a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, David L. Bowman, III, a single individual, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$149,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Rhonda A. Brantley who is authorized to execute this conveyance, hereto set her signature and seal this the 11th day of May, 2000.

Brantley Homes, Inc.


By: Rhonda A. Brantley, Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rhonda A. Brantley, whose name as Vice President of Brantley Homes, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of May, 2000.

NOTARY PUBLIC

My Commission Expires: 3/30/03

COURTNEY MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 2000-16024

05/16/2000-16024
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NIS 29.00

Exhibit "A"

Lot 15, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of SHELBY County, ALABAMA.

LESS AND EXCEPT:

Part of Lot 15, of Twin Oaks, as recorded in Map Book 22, Page 108 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly as follows; Begin at the Northeast corner of said Lot 15, said point also being on the Southerly right of way line of Twin Oaks Circle; thence in a Southeasterly direction along the Northeasterly line of said Lot 15, a distance of 174.28 feet to the Southeasterly corner of said Lot 15; thence 164 degrees 27 minutes 46 seconds right in a Northwesterly direction a distance of 84.75 feet; thence 25 degrees 58 minutes 44 seconds right in a Northwesterly direction a distance of 44 feet; thence 6 degrees 11 minutes 01 seconds right in a Northwesterly direction, a distance of 51.49 feet to the point of beginning; being situated in Shelby County, Alabama.



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05/16/2000-16024
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 20.00