

WARRANTY DEED

SEND TAX NOTICE TO:
Mark D. Feagin and
Elan P. Feagin
721 Haycort Lane
Birmingham, AL 35244

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration to LOZHER D. BIDDY AND MARTHA N. BIDDY, HUSBAND AND WIFE (herein referred to as Grantor, whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Grantor grants, bargains, sells and conveys unto Mark D. Feagin and Elan P. Feagin, as joint tenants with right of survivorship

(herein referred to as Grantee, whether one or more), the following described real property, situated in Shelby County, Alabama, to-wit:

LOT 41 ACCORDING TO THE SURVEY OF THE HIGHLANDS, 2ND SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$210,300.00 of the consideration was paid from proceeds of a mortgage loan closed simultaneously herewith.

TAX PARCEL NO.: 10-4-17-0-001-011.100

TO HAVE AND TO HOLD to the said Grantee, Grantee's heirs and assigns forever, as joint tenants with rights of survivorship.

And Grantor, for myself and for my heirs, executors and administrators, covenant with said Grantee, and Grantee's assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated herein; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor, and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 28th day of April, 2000

Martha N. Biddy (Seal)
MARTHA N. BIDDY Grantor

Lozher D. Biddy (Seal)
LOZHER D. BIDDY Grantor

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LOZHER D. BIDDY whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of April, 2000

Deane Mae Thomas
Notary Public

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTHA N. BIDDY whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of April, 2000

Deane Mae Thomas
Notary Public

After Recording Return To:

Prepared in the Law Office of:
James P. Lazar, P.C.
5949 Sherry Lane, Suite 111
Dallas, Texas 75225

05/22/2000-16615
08:11 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 100 61.30

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst. # 2000-16615