

STATE OF ALABAMA
SHELBY COUNTY

SEND TAX NOTICE TO:
PAUL B. BROWN
P. O. BOX 622
MONTEVALLO, AL 35115

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three hundred eighty-eight thousand five-hundred and no/100 dollars (\$388,500.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, LEWIS R. INGRAM, a married man, (herein referred to as Grantor) grant, bargain, sell, and convey unto PAUL B. BROWN (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 1 thru 4, according to the Final plat of Ingram Subdivision, as recorded in Map Book 27, page 5, in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes and assessments for the year 2000 which are not yet due and payable.
25 foot Easement on Southwest corner, as shown by recorded Map. (Lot 1)
25 foot Easement on Northwest corner, as shown by recorded Map. (Lot 2)
50 foot access and utility easement for Lot 3 and 25 foot easement on Southwest corner, as shown by recorded Map. (Lot 4)
Easements, conditions and release of damages recorded in Real 322, page 787, in the Probate Office of Shelby County, Alabama.
Coal, oil, gas and other mineral interests in, to or under the land.

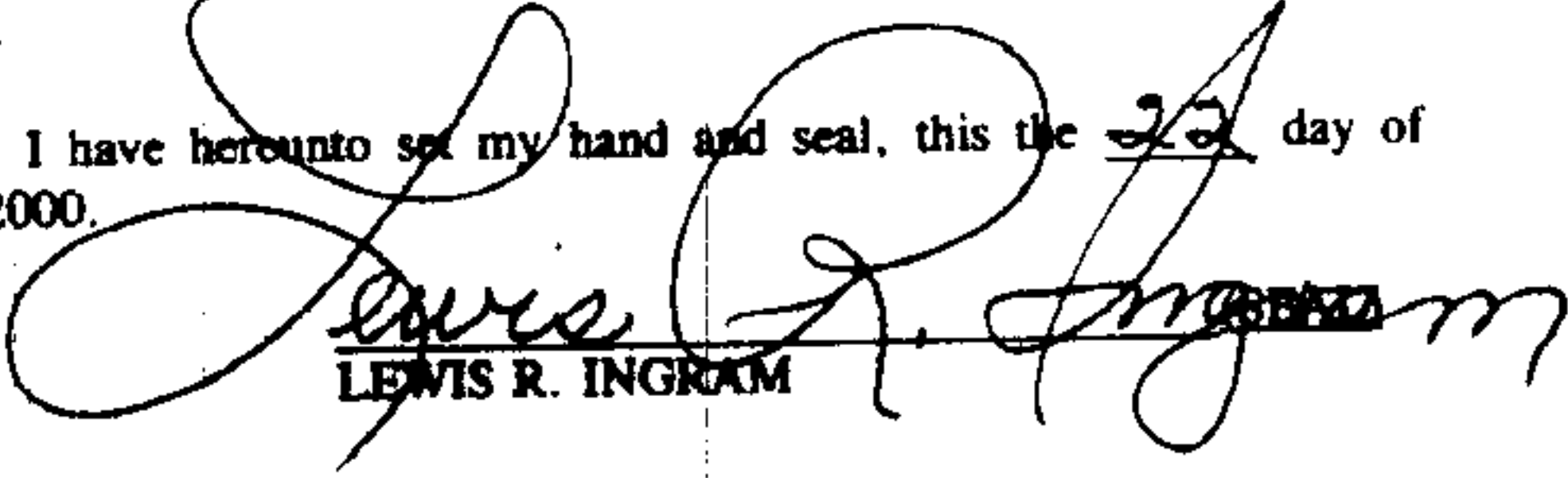
The property described herein was purchased by Grantee at auction on May 23, 2000, on an "As Is - Where Is" basis. The terms and conditions of the Purchase Agreement and Bidder Acknowledgement of said auction on said date survive the delivery of this deed.

The property described herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have herunto set my hand and seal, this the 22 day of May, 2000.


LEWIS R. INGRAM

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that LEWIS R. INGRAM, a married man, 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 seal, this 23rd day of June, 2000.


NOTARY PUBLIC
My Commission Expires: 9/12/2001

This instrument was prepared by:
Daniel T. Hull, Jr., Attorney
Suite 105
2700 Highway 280 East
Birmingham, Alabama 35223

06/27/2000-21363
09:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 297.50

Inst # 2000-21363