

Send tax notice to:
Greg Kells and
Michele Kells
112 Wagon Trail
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Two Thousand Five Hundred and no/100 Dollars (\$162,500.00), in hand paid to the undersigned Willard Roy Bondurant, Jr. and wife, Marilyn Ellie Bondurant, (hereinafter referred to as the "Grantors") by Greg Kells and wife, Michele Kells, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Apache Ridge, Sector 5, as recorded in Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2000.
2. Building and setback lines of 35' from Wagon Trail as recorded per plat.
3. Easement of 10' on rear of subject property as recorded per plat.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 136, Page 398.

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5. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.
6. Covenants, conditions and restrictions in Instrument #1993-18462 and Instrument No. 1997-33067 in Probate Office of Shelby County, Alabama, and in Deed Book 39, Page 203.
7. Right of way to Shelby County as recorded in Deed Book 256, page 868; Deed Book 271, page 720 and Deed Book 271, page 734.

(\$146,250.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27th day
of June, 2000.

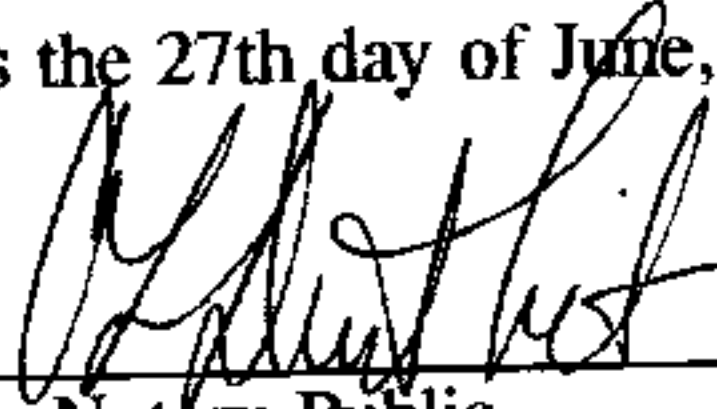

Willard Roy Bondurant, Jr.


Marilyn Ellie Bondurant

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Willard Roy Bondurant, Jr. and wife, Marilyn Ellie Bondurant, whose names are
signed to the foregoing instrument and who are known to me, acknowledged before me on this
day that, being informed of the contents of the instrument, they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2000.


Notary Public

[NOTARIAL SEAL]

My Commission expires:

9-9-03

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