

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOEL C. JONES
1218 BROKEN BOW CIRCLE
ALABASTER, AL 35007

Inst # 2000-26086

08/03/2000-26086
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.00
002 CJ1

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY TWO THOUSAND NINE HUNDRED and 00/100 (\$132,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RICHARD EUGENE EASTERLING and WINNIE R. EASTERLING, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOEL C. JONES, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 49, ACCORDING TO THE SURVEY OF NAVAJO HILLS, 7TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 95 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 35-FOOT BUILDING SETBACK LINE FROM BROKEN BOW CIRCLE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
3. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN DEED BOOK 28, PAGE 198, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.
4. PERMIT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 316, PAGE 345.
5. COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DOCUMENT RECORDED IN MISC. BOOK 32, PAGE 221.
6. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN DEED BOOK 324, PAGE 851.

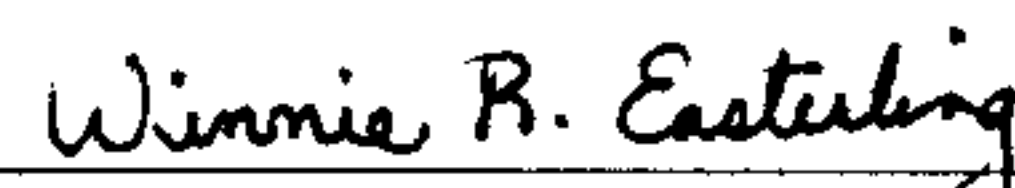
\$126,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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

IN WITNESS WHEREOF, the said GRANTORS, RICHARD EUGENE EASTERLING and WINNIE R. EASTERLING, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of July, 2000.


RICHARD EUGENE EASTERLING


WINNIE R. EASTERLING

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICHARD EUGENE EASTERLING, WINNIE R. EASTERLING whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of July, 2000.


Notary Public

My commission expires: 7/1/02

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