

(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:

DALLAS A. TEAGUE
103 SUGAR DRIVE
PELHAM, AL 35124

Inst # 2000-26100

08/03/2000-26100
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 14.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY ONE THOUSAND NINE HUNDRED and 00/100 (\$91,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SHARRON L. LOWDER and ROBERT W. LOWDER, III (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DALLAS A. TEAGUE, 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 34, ACCORDING TO THE AMENDED MAP SUGAR OAKS, AS RECORDED IN MAP BOOK 16, PAGE 126, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:


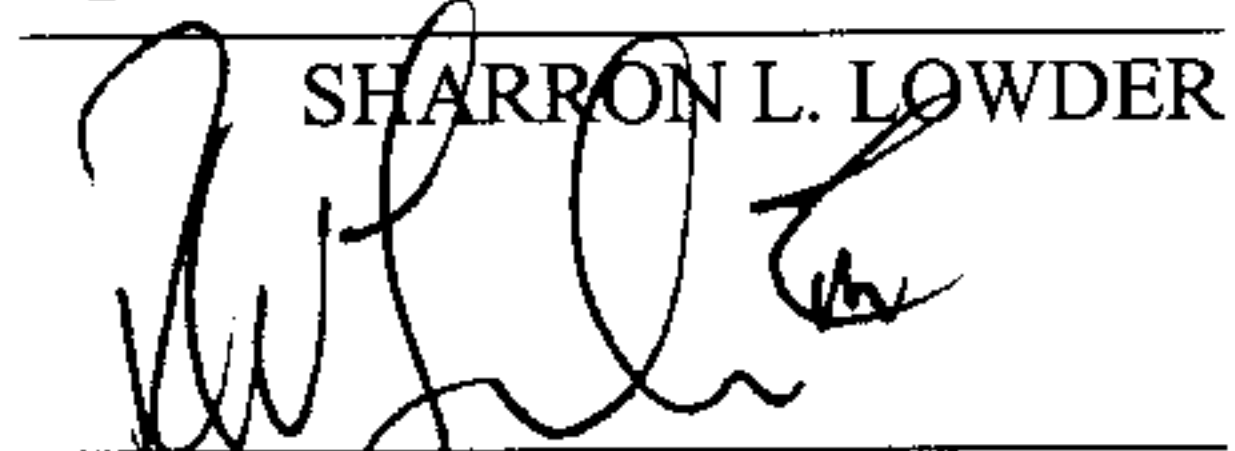
1. TAXES FOR THE YEAR 1999 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. 5-FOOT EASEMENT ON FRONT SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 2 ½ FOOT EASEMENT ON REAR SIDE OF MAP AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO 1993-25231.
5. AGREEMENT TO PELHAM SEWER SYSTEMS AS RECORDED IN INST. NO. 1992-6186.
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1995-30792.

\$89,100.00 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, SHARRON L. LOWDER and ROBERT W. LOWDER, III, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of July, 2000.

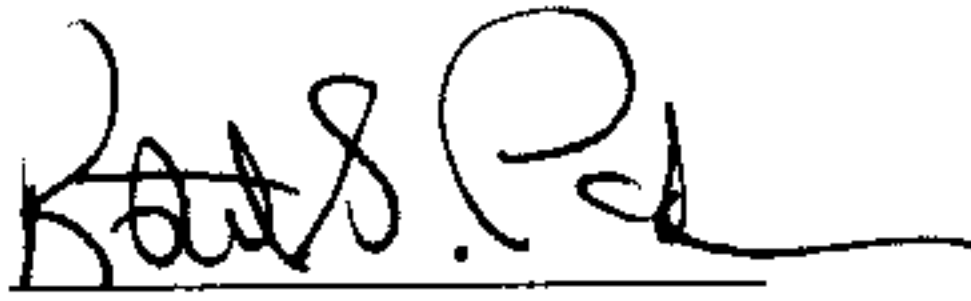

SHARRON L. LOWDER

ROBERT W. LOWDER, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SHARRON L. LOWDER, ROBERT W. LOWDER, III 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 28th day of July, 2000.


Notary Public

My commission expires: 7/11/02

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