

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was
prepared by:

M. Scott Harwell
THE HARWELL LAW FIRM
A Professional Corporation
205 20th Street North, Suite 915
Birmingham, AL 35203

SEND TAX NOTICE TO:

GREG C. WALES
5054 EAGLE CREST ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of for the grantees forgiving all debts owed to them by the grantor, which approximates over FORTY THOUSAND DOLLARS, (\$40,000.00), to the undersigned grantor, JOYCE C. SELAH, A SINGLE WOMAN, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto GREG C. WALES and TAMMY L. WALES, HUSBAND AND WIFE (herein refers to as GRANTEES, as joint tenants, with right of survivorship, whether on or more) the following described real estate, situated in SHELBY County, Alabama , to-wit:

LOT 535, ACCORDING TO THE SURVEY OF EAGLE POINT, 5TH SECTOR , AS RECORDED IN MAP BOOK 18, PAGE 138, IN THE PROBATE OFFICE 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. 25 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. NOTE: MAP BOOK 18, PAGE 138 SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS - THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR, SHELBY

08/03/2000-26262
02:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HNS 53.50

Inst # 2000-26262

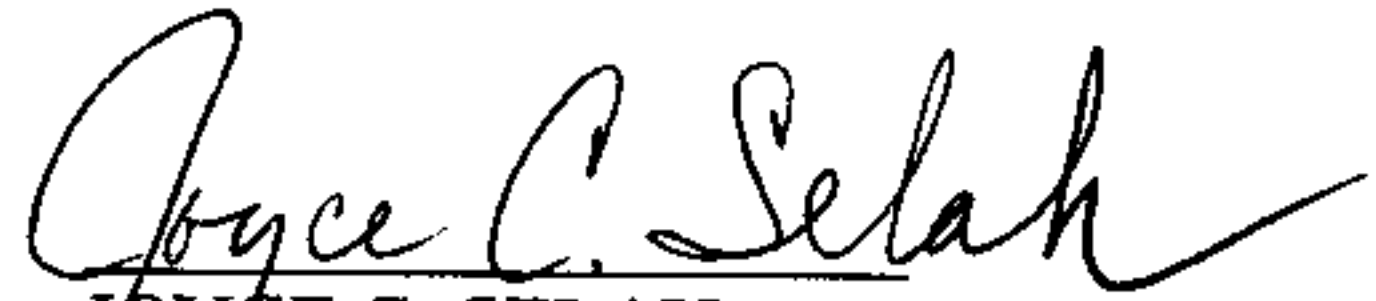
COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OF EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREET ARE SAFE OF SUITABLE FOR RESIDENTIAL CONSTRUCTION , OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY".

5. RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1994 - 26089, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RIGHT WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN INSTRUMENT 1995 - 12811, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN REAL 278, PAGE 893, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERE TO RECORDED IN INSTRUMENT #1994 - 34798, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. BY-LAWS OF EAGLE POINT HOMEOWNERS' ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #1996 - 33773 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. TWO-THIRDS (2/3) INTEREST CURRENTLY HELD BY THE GRANTEES.
11. MORTGAGE ON PROPERTY FROM WHEN THE GRANTOR AND GRANTEES ORIGINALLY PURCHASED THE PROPERTY FROM HARRIS BUILDERS, INC. AND ANY OTHER MORTGAGES OBTAINED SINCE THEN BY THE GRANTEES AND GRANTOR.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties the this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint live of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns as the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, of their heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid, and that she and her successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assign forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JOYCE C. SELAH, A SINGLE WOMAN, has hereunto set her signature and seal this the 3 day of August, 2000.


JOYCE C. SELAH

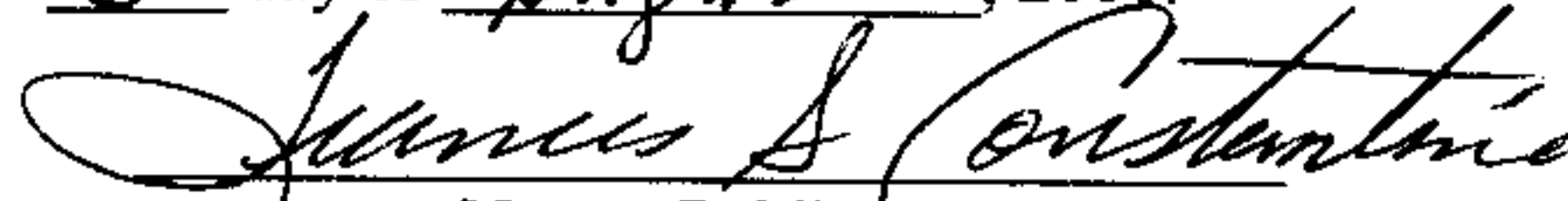
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOYCE C. SELAH and who is known to me presented proper identification, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily.

Given under my hand this the 3 day of August, 2000.


Notary Public

MY COMMISSION EXPIRES

My Commission Expires: JULY 19, 2003.

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