

Send tax notice to:
Robert Keith McCarty and
Angela Carol McCarty
2601 Bridlewood Circle
Helena, AL 35080

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 Twenty-Nine Thousand Five Hundred and no/100 Dollars (\$129,500.00), in hand paid to the undersigned Stephen C. Bunch and wife, Denise C. Bunch, (hereinafter referred to as the "Grantors") by Robert Keith McCarty and wife, Angela Carol McCarty, (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 1, according to the Survey of Dearing Downs, 12th Addition, 2nd Phase, as recorded in Map Book 16, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2000.
2. Building and setback lines of 20' from Bridlewood Circle and Bridlewood Drive as recorded per plat.
3. Variable easement across Northwest corner of property as recorded per plat.

Inst # 2000-28245

08/18/2000-28245

11:17 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 CJ1 20.00

4. Easement of 30' from Southern Gas Company bisecting lot an angle from South to North as recorded per plat.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 226, Page 545; Deed Book 184, Page 408; Deed Book 109, Page 577 and Deed Book 109, Page 581.
6. Easements to Plantation Pipe Line Company as recorded in Deed Book 112, Page 277 and Deed Book 180, Page 423.
7. Easements as to Southern Natural Gas Corporation as recorded in Deed Book 91, Page 47; Deed Book 90, Page 443 and Deed Book 90, Page 473, and as shown on survey of Kenneth B. Weygand, RLS#11768, dated August 6, 1991.
8. Easement to V.B. Currie as recorded in Deed Book 139, Page 216; Deed Book 139, Page 204 and Deed Book 139, Page 206.
9. Sewer Easement to J. Harris Development Corporation as recorded in Deed Book 299, Page 358.
10. Covenants, conditions and restrictions as set forth in the document recorded in Real Book 393, Page 138, in the Probate Office of Shelby County, Alabama.
11. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

(\$123,000.00 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 11th day of August, 2000.



Stephen C. Bunch



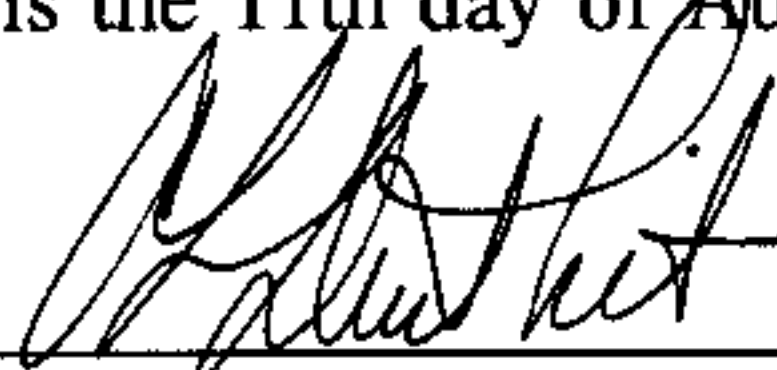
Denise C. Bunch

STATE OF ALABAMA
JEFFERSON COUNTY

) 08/18/2000-28245
) 11:17 AM CERTIFIED
) SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 20.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen C. Bunch and wife, Denise C. Bunch, 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 11th day of August, 2000.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 9-9-03