

Send tax notice to:
Derek Toxey & Heather Toxey
580 Russet Bend Drive
Birmingham, Alabama 35244

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Eight Thousand Five Hundred and No/100 Dollars (\$148,500.00), in hand paid to the undersigned, Charles Randall Lynch, Jr. & Wife, Susan Dolbeer Lynch, (hereinafter referred to as the "Grantor") Derek Toxey and Wife, Heather Toxey (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Russet Bend, as recorded in Map
Book 11, Page 52, in the Probate Office of Shelby County, Alabama,
being situated in Shelby County, Alabama.

SUBJECT TO:

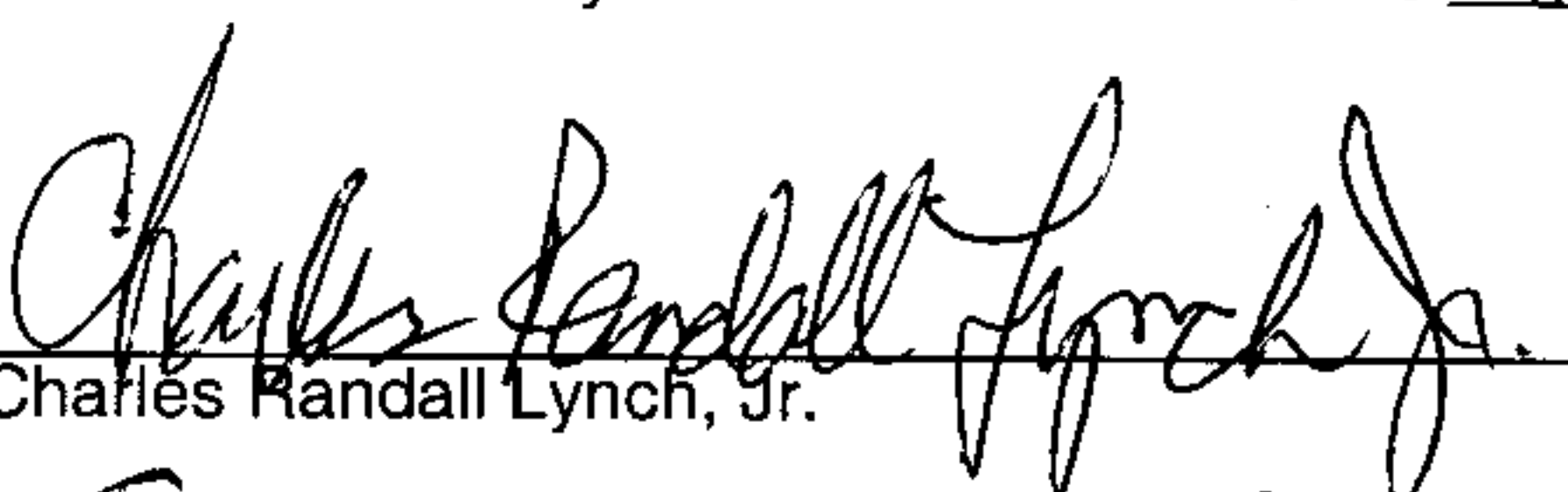
1. Ad valorem taxes due and payable October 1, 2000.
2. Easements, Encroachments as shown on Plat.
3. Restrictions, covenants and conditions as set out in instrument(s) in the Probate Office.
4. Northerly & Southerly 7.5 foot easement over the lot line of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
5. 35 foot building restriction line from Russet Bend Drive as shown on recorded map.

\$148,500.00 of the purchase price was paid by a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs, executors, administrators and assigns, covenant with the said Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 22nd day of August, 2000.


Charles Randall Lynch, Jr.


Susan Dolbeer Lynch

Inst # 2000-30376

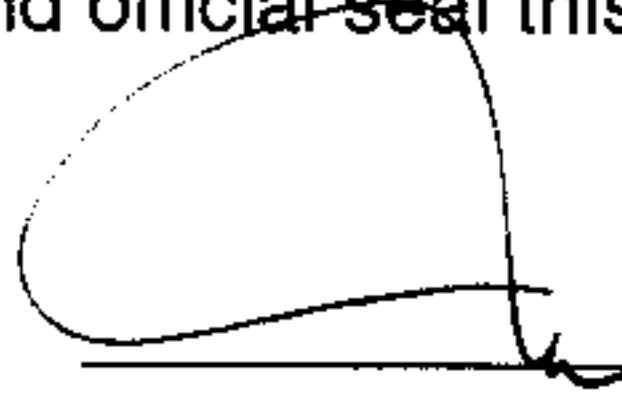
09/05/2000-30376
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Randall Lynch, Jr. & Wife, Susan Dolbeer Lynch, whose name is signed to the foregoing instrument and who is 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 22 day of August, 2000.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2004

Inst # 2000-30376

09/05/2000-30376
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00