

Send tax notice to:
David B. Forbes & Cheryl A. Forbes
1316 3rd Court SW
Alabaster, Alabama 35007

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 Ninety Nine Thousand and No/100 Dollars (\$99,000.00), in hand paid to the undersigned, Craig L. Boden and wife, Susan F. Boden, (hereinafter referred to as the "Grantor") David B. Forbes and wife, Cheryl A. Forbes (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 26, according to the Survey of Kenton Brant Nickerson
Subdivision, as recorded in Map Book 5, Page 53, in the Probate
Office of Shelby County, Alabama.

SUBJECT TO:

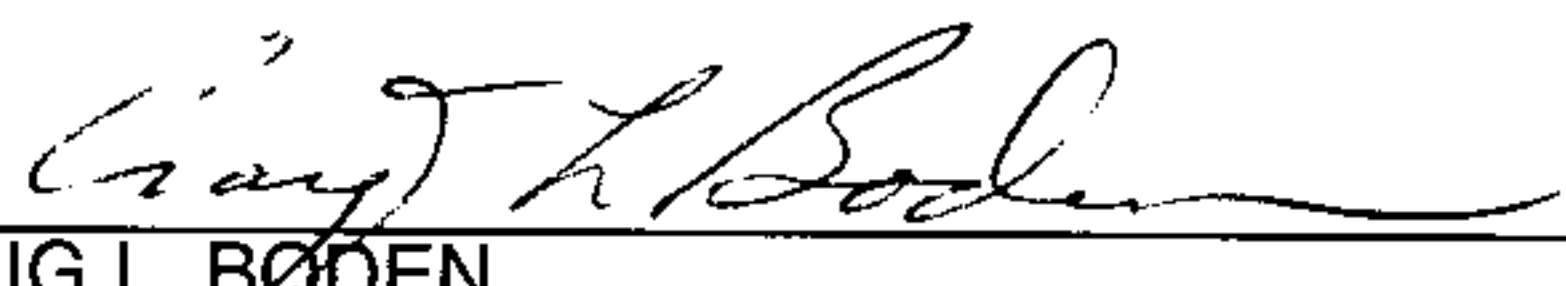
1. Ad valorem taxes due and payable October 1, 2000.
2. Easement for pipe line granted by instrument in Deed Book 112, Page 331.
3. Restrictions, covenants and conditions as shown on recorded map.
4. 35 foot building line from 3rd Court SW, as shown on recorded plat.
5. Right(s)-of-Way(s) in favor of Alabama Power company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Book 267, Page 396.

\$101,722.00 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 22 day of August, 2000.


CRAIG L. BODEN


SUSAN F. BODEN

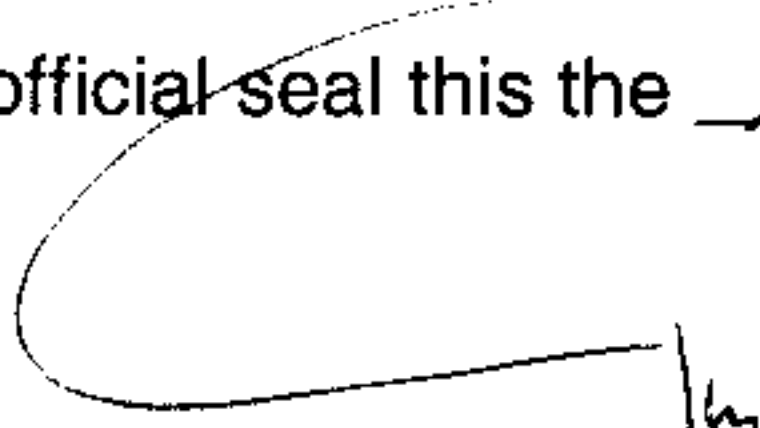
09/05/2000-30381
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

Inst # 2000-30381

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Craig L. Boden and wife, Susan F. Boden, 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 # 2000-30381

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09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
2 002 CJ1 12.00