

Send tax notice to:
Kenneth C. Helms
185 Maylene Lane
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 Sixty Seven Thousand and No/100 Dollars (\$67,000.00), in hand paid to the undersigned, Bass & Associates, Inc., a Corporation, (hereinafter referred to as the "Grantor") Kenneth C. Helms and wife, Ruby D. Helms (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 No. 13 of R. E. Whaley Map of Maylene, Alabama, located on
Whatley Avenue, said lot fronting 140 feet and running back 160
feet; all lying and being in Shelby County, Alabama, as recorded in
Map Book 3, Page 75.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2000.
2. Easements or claims thereof which are not shown by the public record.
3. Permit to Alabama Power company as recorded in Deed Book 230, Page 104; Deed Book 102, Page 297 and Deed Book 109, Page 354.
4. Right(s)-of-Way(s) granted to Shelby County.
5. Building lines, right of ways, easement, restrictions, reservations and conditions, if any.

\$63,650.00 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 18 day of August, 2000.

BASS & ASSOCIATES, INC.

By: [Signature]
Its: President

STATE OF ALABAMA)

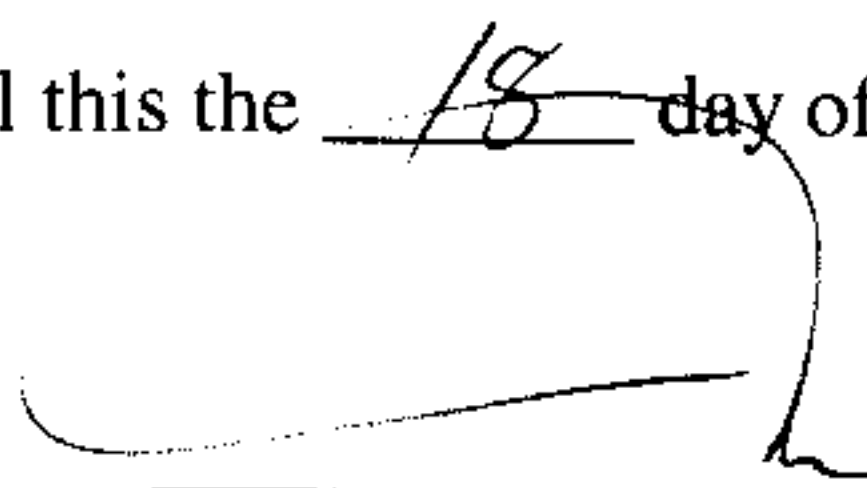
JEFFERSON COUNTY)

09/05/2000-30383
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

Inst # 2000-30383

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Bass, whose name as President of Bass & Associates, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 18 day of August, 2000.



Notary Public

My Commission Expires: 2/23/2004

[NOTARIAL SEAL]

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