

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHRISTOPHER S. OGLESBY
1306 BUNTING DR
ALABASTER, AL 35007

Inst # 2000-34495

10/02/2000-34495
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 38.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$122,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ANTHONY J. PEEL and DEBRA T. PEEL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER S. OGLESBY, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, BLOCK 1, ACCORDING TO THE SURVEY OF MEADOWLARK, AS RECORDED IN MAP BOOK 7 PAGE 98 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. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KING AND CHAPACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM BUNTING DRIVE AS SHOWN BY PLAT.
4. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 50 FOOT ALABAMA POWER COMPANY EASEMENT ON THE NORTHEASTERLY SIDE OF LOT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 28 PAGE 14 IN PROBATE OFFICE.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 55 PAGE 454 IN PROBATE OFFICE.
7. EASEMENT(S) TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 317 PAGE 272 IN PROBATE OFFICE.

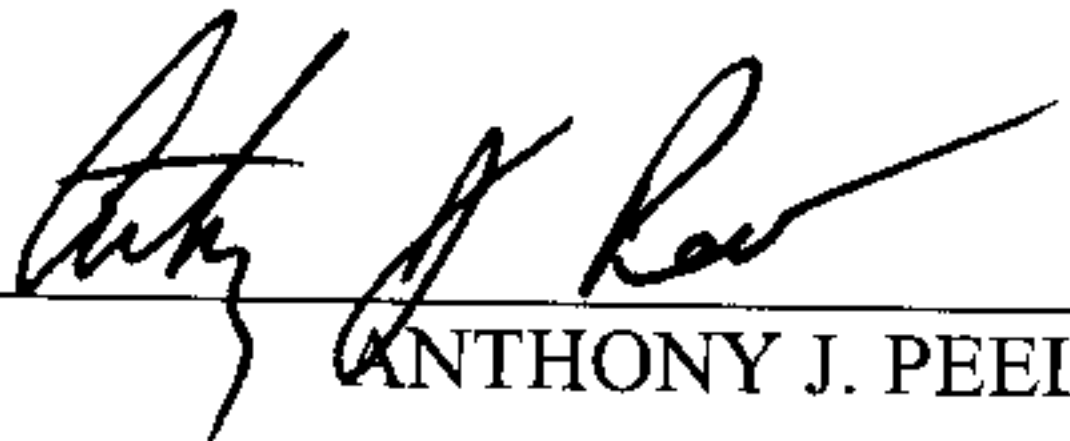
8. EASEMENT(S) TO SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 320 PAGE 887 AND DEED BOOK 293 PAGE 334 IN PROBATE OFFICE.

\$98,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ANTHONY J. PEEL and DEBRA T. PEEL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of September, 2000.


ANTHONY J. PEEL


DEBRA T. PEEL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANTHONY J. PEEL, DEBRA T. PEEL whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of September, 2000.


Notary Public

My commission expires: 9-29-02

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