

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Gary Dowling
Patricia Dowling
1000 Eagle Crest Circle
Birmingham, AL 35242

Inst # 2000-35681
10/12/2000-35681
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 18.00

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand Five Hundred and NO/100, (\$18,500.00), DOLLARS, in hand paid to the undersigned, American Land Management Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by Gary Dowling and Patricia Dowling, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby Alabama, to wit:

Lot 111, according to the Map and Survey of Wyndham Cottages, Phase II as recorded in Map Book 27, Page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the current year, 2000.
- 2. Reservation of mineral and mining rights in the instrument recorded in Deed Book 324, Page 362, together with the appurtenant rights to use the surface.
- 3. 20 foot building setback line from Brookline Lane; 10 foot easement along front and rear lot lines as shown on the recorded map of said subdivision.
- 4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument #2000-17451.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee

simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

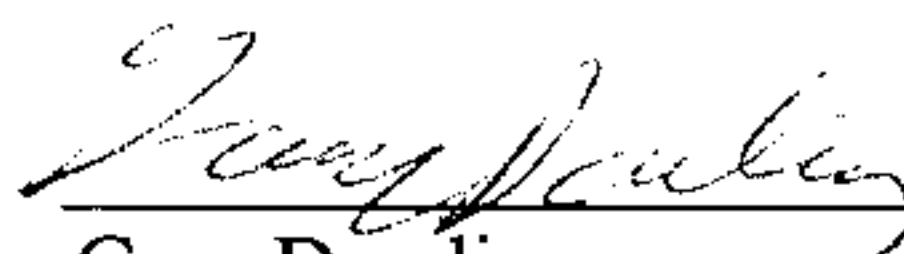
GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Greg Gilbert, who is authorized to execute this conveyance, has hereto set his signature and seal, this 6th day of October, 2000.

IN WITNESS WHEREOF, we, the GRANTEES, have hereunto set our hands and seals, this 6th day of October, 2000.

American Land Management Corporation

 (SEAL)
BY: Greg Gilbert
ITS: President
GRANTOR

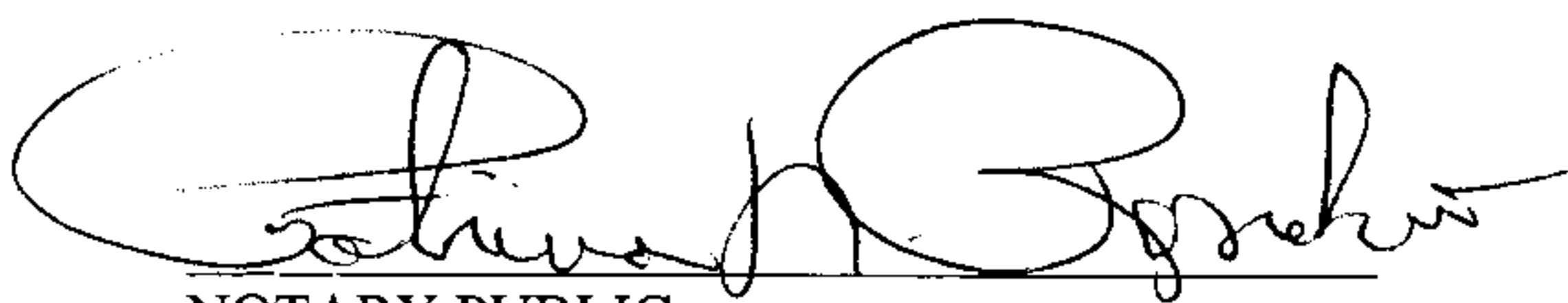
 (SEAL)
Gary Dowling
GRANTEE

 (SEAL)
Patricia Dowling
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Greg Gilbert whose name as President of American Land Management Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, 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 6th day of October, 2000.



NOTARY PUBLIC

My commission expires:

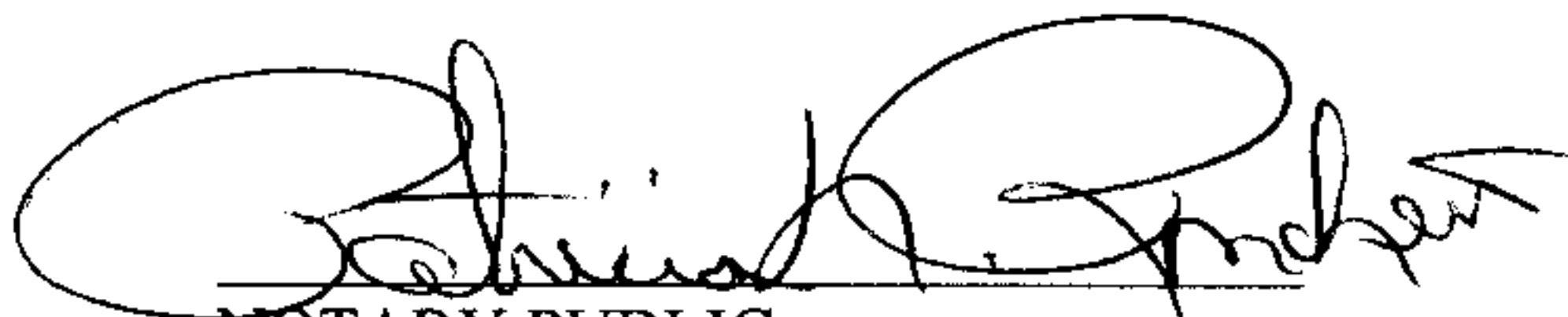
My Commission Expires: February 20, 2001

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary Dowling and spouse, Patricia Dowling, whose names are signed to the foregoing conveyance as GRANTEES, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2000.



NOTARY PUBLIC

My commission expires:

My Commission Expires: February 20, 2001

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