

Send tax notice to:
Kenneth Hastings
2081 King Charles Court
Alabaster, Alabama 35007

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

STATE OF ALABAMA
JEFFERSON COUNTY

Inst # 2000-41641

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Eight Thousand and No/100 Dollars (\$128,000.00), in hand paid to the undersigned, Janet M. Ethridge McGiboney and husband, Larry Wayne McGiboney, (hereinafter referred to as the "Grantor") Kenneth Hastings, a single person and Doris Dupree, a single person(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 49, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, 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 and Building Setback lines as shown on Plat.
3. Restrictions, covenants and conditions as set out in instrument(s) in the Probate Office.
4. Right(s)-of-Way(s) granted to Alabama Power Company.

Janet M. Ethridge and Janet M. Ethridge McGiboney are one and the same person.

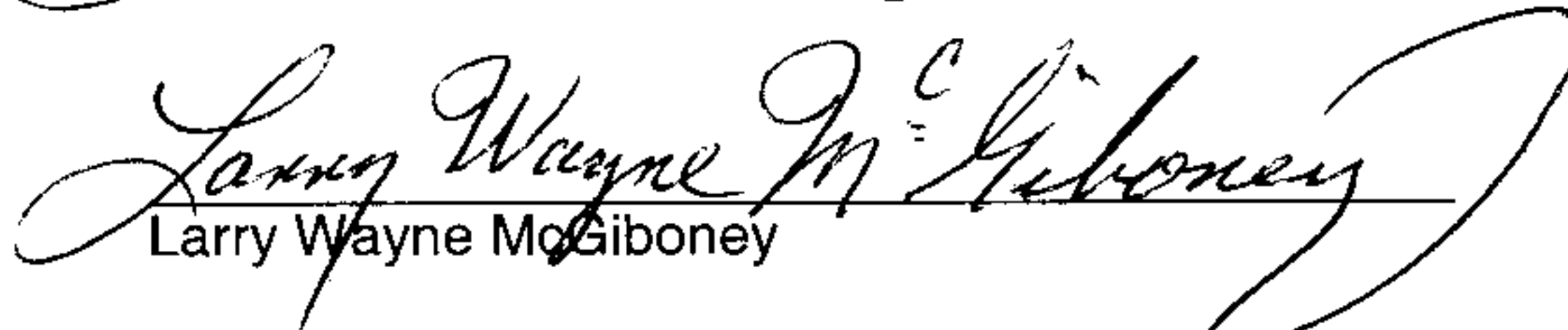
\$149,000.00 of the purchase price was paid by a mortgage recorded simultaneously herewith.

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 20th day of November, 2000.


Janet M. Ethridge McGiboney


Larry Wayne McGiboney

12/05/2000-41641
08:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 C31 15.00

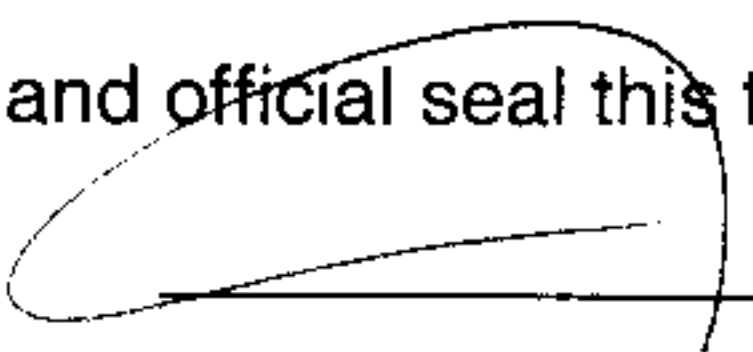
STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janet M. Ethridge McGiboney and Larry Wayne McGiboney, whose names are signed to the foregoing instrument and who are 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 20th day of November, 2000.

[NOTARIAL SEAL]



Notary Public
My Commission expires: 02/23/04

Inst. # 2000-41641

12/05/2000-41641
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SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 15.00