

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
The Trustees of the Yarbrough Living Trust
2004 Shagbark Road
Birmingham, Alabama 35244

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighty-Nine Thousand Nine Hundred Ninety-Nine and 00/100 (\$89,999.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Belinda B. Seymore, a single individual (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Avery L. Yarbrough and Wanda G. Yarbrough, Trustees, or their successor in trust, under the Yarbrough Living Trust, dated June 20, 2000 and any amendments thereto, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$89,999.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 27th day of December, 2000.

Belinda B. Seymore
Belinda B. Seymore



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Shelby Cnty Judge of Probate, AL
12/29/2000 09:38:04 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Belinda B. Seymore, a single individual whose name 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of December, 2000.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2-20-03

PERCENE MURPHY
MY COMMISSION EXPIRES FEBRUARY 20, 2003

Inst # 2000-45380

12/29/2000-45380
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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Exhibit "A"

Unit "A", Building 4, Lot 3, of Chandalar South Townhomes, as recorded in Map Volume 7 page 166 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3, thence in a Southeasterly direction along the Southwest line of Lot 3, a distance of 14.90 feet; thence 90 deg. left in a Northeasterly direction a distance of 20.0 feet to the point of beginning; said point being further identified as being the point of intersection of the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the centerline of the wood fence joining the Westerly corner of Unit "A"; thence continue in a Northeasterly direction along the centerline of said fence, wall and fence, being the Northwest side of Unit "A", a distance of 68.0 feet to the most Northerly corner of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.21 feet to intersection of the centerline of the wood fence common to Units "A" and "B"; thence right in a Southwesterly direction along the centerline of said fence, party wall and fence a distance of 68.0 feet to intersection of the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described fence a distance of 26.07 feet to the point of beginning; being situated in Shelby County, Alabama.

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