

SEND TAX NOTICE TO:
Donald Bennett
160 Sommersby Circle
Pelham, AL 35124

This instrument was prepared by:
Charles E. Davis, Jr., Attorney
600 Vestavia Parkway, Suite 241
Birmingham, AL 35216

WARRANTY DEED

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

That in consideration of **ONE HUNDRED SIX THOUSAND FIVE HUNDRED and No/100's (\$106,500.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **James C. Cleland and wife, Angela M. Cleland** (hereinafter grantors), do grant, bargain, sell and convey unto **Donald Bennett**, (hereinafter GRANTEE), all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

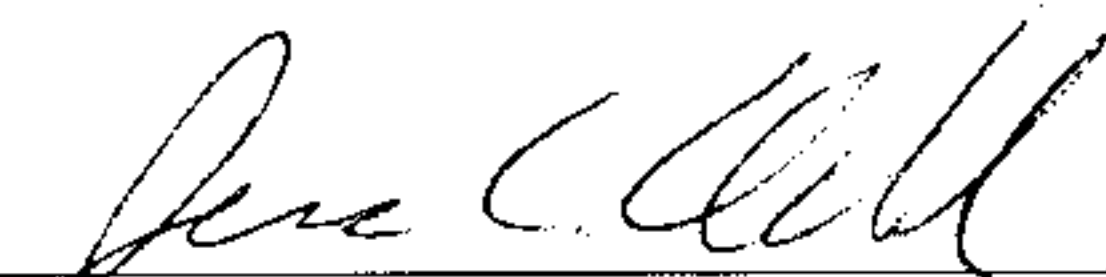
Lot 38, according to the Survey of Sommersby Townhomes, as recorded in Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

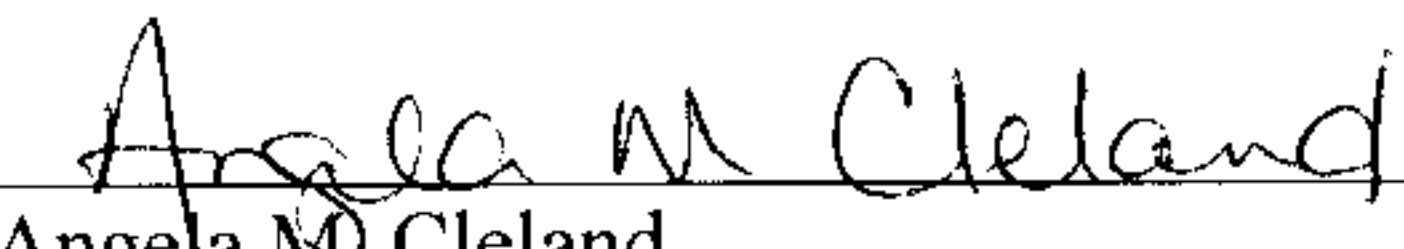
\$109,695.00 of the above referenced consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of December, 2000.


James C. Cleland


Angela M. Cleland

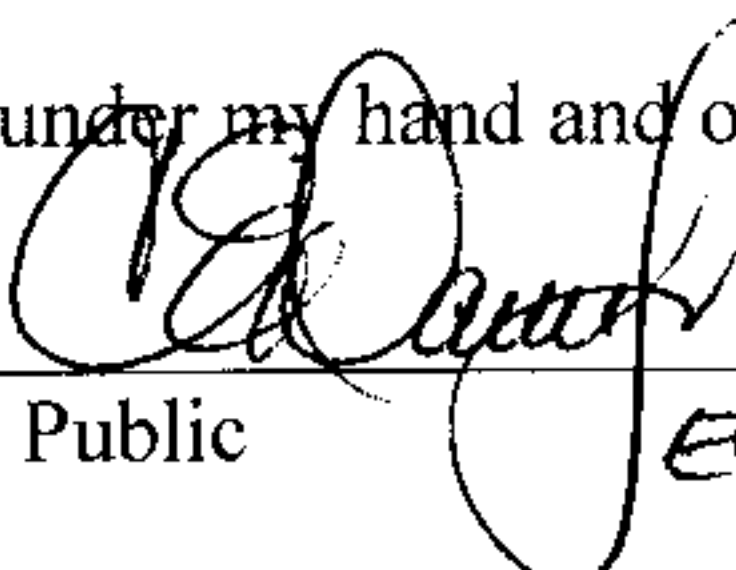
Inst # 2001-00029

01/03/2001-00029
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HMB 12.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James C. Cleland and Angela M. Cleland**, whose names are signed to the foregoing conveyance, 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 15th day of December, 2000.


Notary Public *EXHIBIT 10-23-2000*