

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
RONALD WHITWORTH
380 SHADY CREST RD
HOVEN AL 35226
35226

WARRANTY DEED

Inst # 2001-00306

STATE OF ALABAMA)
SHELBY COUNTY)

01/04/2001-00306
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ^{001. MMB 12.00} NINETY EIGHT THOUSAND AND NO/100 Dollars (\$98,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, UNION STATE BANK herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RONALD L. WHITWORTH, (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 31, according to the map and survey of Hunter's Glen First Addition, as recorded in Map Book 6, Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2001 and thereafter; (2) Municipal improvements assessments and fire district dues if any; (3) Mineral and mining rights not owned by the Grantor; (4) Easements, restrictions, building lines and rights-of-way of record; (5) The physical condition of the improvements located on the Property conveyed, it being expressly understood by Grantee that the improvements on the Property conveyed herein are conveyed in their "AS IS-WHERE IS" condition.

All of the consideration recited herein was derived from a Purchase Money Mortgage executed simultaneously with the delivery of this Deed.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 29 day of December, 2000.

UNION STATE BANK

By: [Signature]
Its: V.P.

STATE OF ALABAMA)
[Signature] COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLES WHITWORTH, whose name as VIC PRESIDENT of UNION STATE BANK, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 29 day of December, 2000.

[Signature]
Notary Public
My Commission Exp. 3-1-02