

SEND TAX NOTICES TO:
OLD SOUTH BUILDERS, INC.
P. O. BOX 360331
BIRMINGHAM AL 35263

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Fifteen Thousand and no/100 Dollars (\$115,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **LINDA G. JAMES, a married woman and ANGELA SUZANNE GANN, an unmarried woman**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **OLD SOUTH BUILDERS, INC.**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 166, according to the Survey of Phase I, Weatherly Warwick Village, Sector 17, as recorded in Map Book 20, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2001 and subsequent years not yet due and payable.

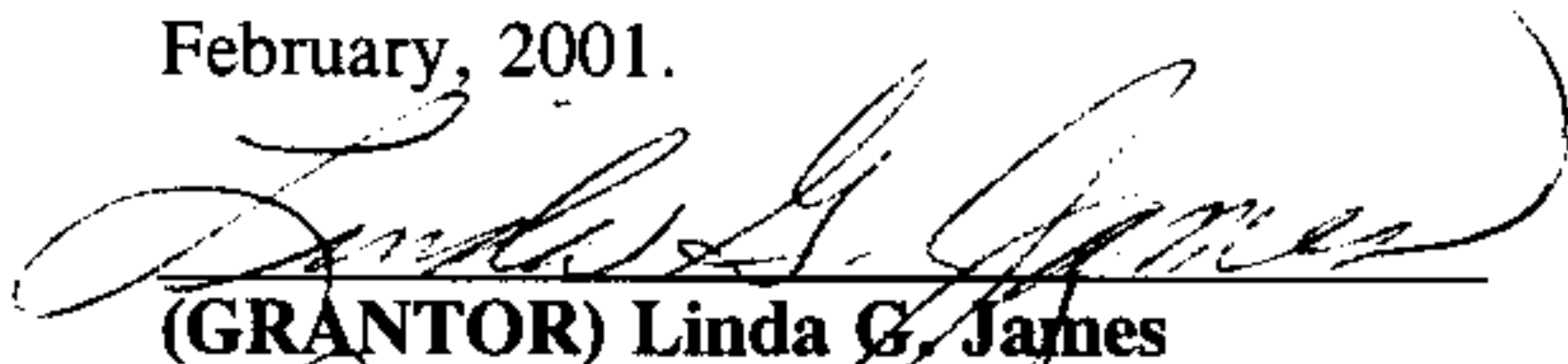
\$92,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the Grantor, Linda G. James nor of her spouse.

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 28th day of February, 2001.

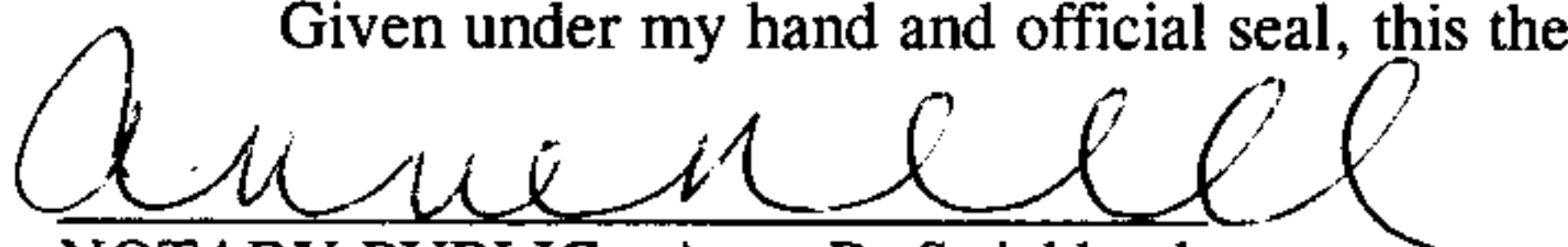

(GRANTOR) Linda G. James


(GRANTOR) Angela Suzanne Gann

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda G. James and Angela Suzanne Gann, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of February, 2001.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst # 2001-08086

03/07/2001-08086
01:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 34.00