

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

LORETTA SPEARMAN
1209 OLD CAHABA TRACE
HELENA, AL. 35080

Inst # 2001-25583

06/21/2001-25583
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 22.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND SEVEN HUNDRED FIFTY FIVE and 00/100 (\$155,755.00) DOLLARS to the undersigned grantor, AMERICAN HOMES AND LAND CORPORATION a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LORETTA SPEARMAN, A MARRIED PERSON(herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 347, ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA OAK RIDGE SECTOR THIRD ADDITION, AS RECORDED IN MAP BOOK 27, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. 20-FOOT BUILDING SETBACK LINE FROM OLD CAHABA PARKWAY AND 10-FOOT BUILDING LINE FROM OLD CAHABA TRACE AS SHOWN ON THE RECORDED MAP OF SAID SUBDIVISION.
3. 7.5 FOOT EASEMENT ON SOUTH PROPERTY LINE AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
4. OIL, GAS, AND MINERALS AND ALL OTHER SUBSURFACE INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED.
5. RIGHT OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 165, PAGE 331, DEED BOOK 155, PAGE 425 AND LIS PENDENS BOOK 2, PAGE 165.
6. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 247, PAGE 835; DEED BOOK 131, PAGE 447 AND DEED BOOK 139, PAGE 238.
7. AGREEMENT BETWEEN L & N RAILROAD COMPANY AND WEDSWORTH RED-ASH COAL CO., AS RECORDED IN DEED BOOK 47, PAGE 230.
8. AGREEMENT AND COVENANTS RELATING TO ROADWAY EASEMENT AS RECORDED IN REAL BOOK 133, PAGE 277.
9. EASEMENT AGREEMENT RECORDED IN INSTRUMENT #1999-23334.

10. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.

\$147,950.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTOR, AMERICAN HOMES AND LAND CORPORATION, by its PRESIDENT, GARY THOMAS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 1st day of June, 2001.

AMERICAN HOMES AND LAND CORPORATION

By: 
GARY THOMAS, PRESIDENT

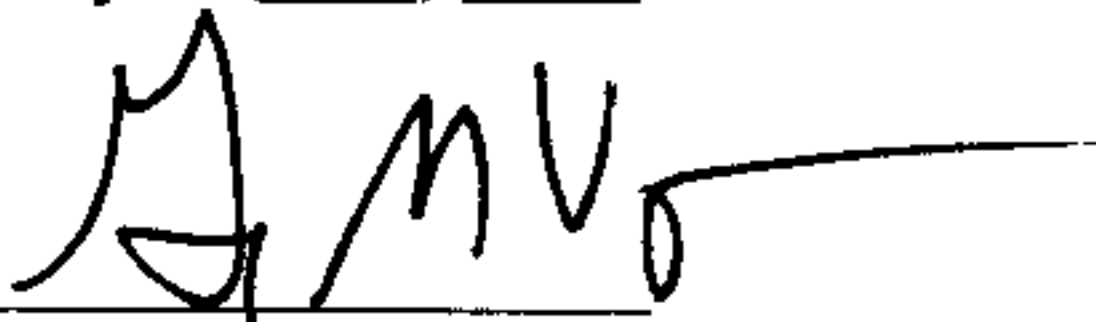
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARY THOMAS, whose name as PRESIDENT of AMERICAN HOMES AND LAND CORPORATION, a corporation, 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 conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 1st day of June, 2001.


Notary Public

My commission expires: 9.29.02

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