

Send tax notice to:

Donald G. Bivins

P.O. Box 1274
Alabaster, Al 35007

This instrument prepared by:

Stewart National Title, Inc.

3595 Grandview Parkway

Suite 350

Birmingham, AL 35243

Inst # 2001-38245

09/05/2001-38245

01:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CH

20.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Eight Thousand Nine Hundred and no/100 Dollars (\$28,900.00), in hand paid to the undersigned, Shelby Springs Stock Farms, Inc., an Alabama Corporation (hereinafter referred to as the "Grantor") by Donald G. Bivins, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Shelby Springs Farm, Camp Winn, Sector 2, Phase 2, as recorded in Map Book 26, Page 58, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. 10 foot easement along rear of subject property as shown on recorded map.
3. Ordinance, as recorded in Instrument #2000-00004.
4. Restrictive Covenants, as filed in Instrument #1999-48581.

(\$23,120.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as 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 Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its President, John Reamer, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20th day of August, 2001.

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Shelby Springs Stock Farms, Inc. JUDGE OF PROBATE
002 CH 20.00

By:

John Reamer
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Reamer, whose name as President of Shelby Springs Stock Farms, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on 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 said corporation.

Given under my hand and official seal this the 20th day of August, 2001.

Notary Public

[NOTARIAL SEAL]

My Commission expires:

9-9-03