

This instrument was prepared by:


(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: J. Steven Clark
name
2137 Partridge Berry Road
address
Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:


20050913000474320 1/2 \$282.00
Shelby Cnty Judge of Probate, AL
09/13/2005 12:26:13PM FILED/CERT

That in consideration of TWO HUNDRED SIXTY SEVEN THOUSAND AND NO/100-----
-----DOLLARS (\$267,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Sandra M. Hunt Johnson, A Married Woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. Steven Clark

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 26, according to the Third Addition to Riverchase West, as recorded in Map
Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2005.
Subject to items on attached Exhibit "A".

Sandra M. Hunt Johnson and Sandra M. Hunt is one and the same person.

Subject property is not the homestead of the Grantor nor her spouse.

\$ 267,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 6th
day of September, 2005

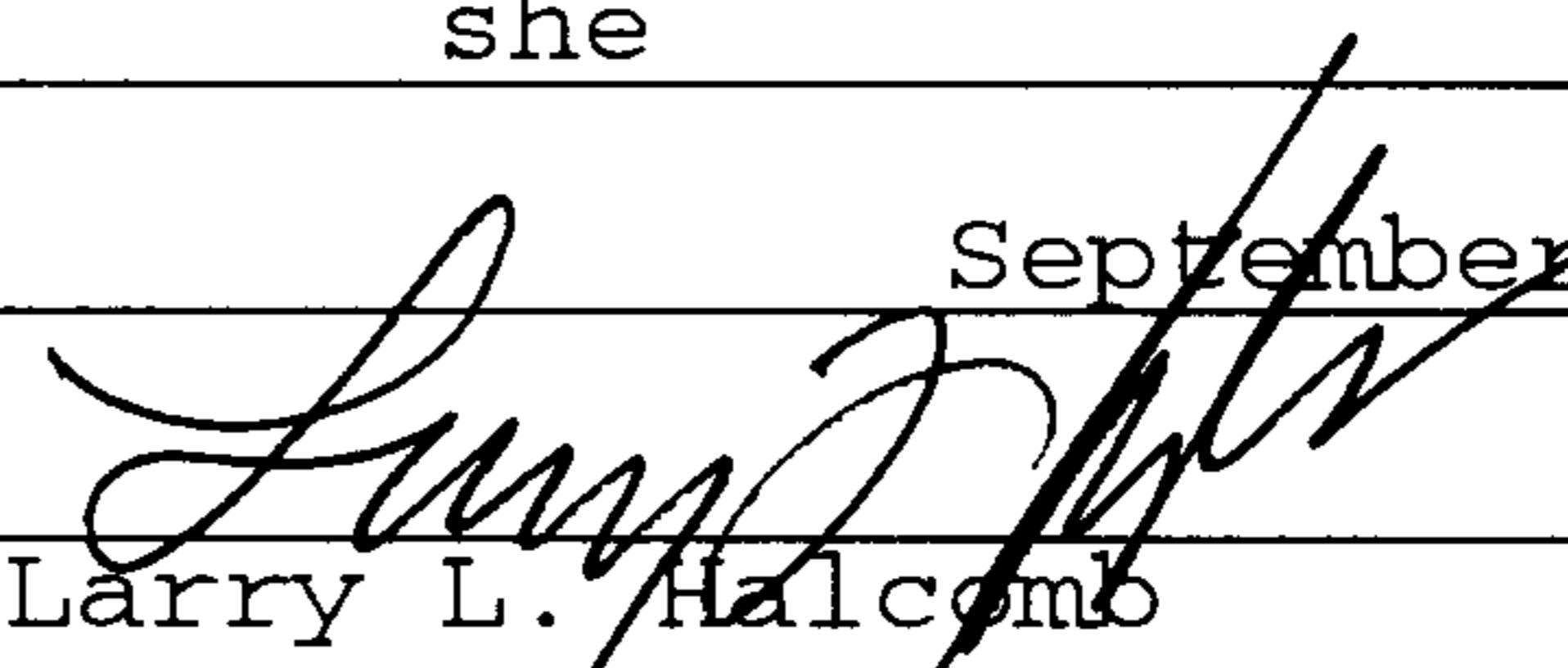
_____(Seal) Sandra M. Hunt Johnson (Seal)
Sandra M. Hunt Johnson
_____(Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Sandra M. Hunt Johnson, A Married Woman
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 6th day of September A.D., 2005


Larry L. Halcomb Notary Public

My Commission Expires January 23, 2006

EXHIBIT "A"

Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 30, Page 428.

Terms, agreements and right of way to Alabama Power Company as recorded in Misc. Book 30, Page 443.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 127, Page 140.

Restrictions appearing of record in Misc. Book 14, Pae 536 and amended in Misc. Book 17, Page 550 and Deed Book 319, Page 729.

Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 320, Page 349.

Certificate of compliance in Misc. Book 34, Page 549.



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Shelby County, AL 09/13/2005
State of Alabama

Deed Tax:\$267.00