

## GENERAL WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Know All Men by These Presents, that in consideration of ONE HUNDRED FIFTY-FIVE THOUSAND and no/100 (\$155,000.00) DOLLARS by the grantee herein, the receipt whereof is acknowledged, MICHAEL S. DICKENS AND JODY R. DICKENS, husband and wife, (hereinafter grantors), do grant, bargain, sell and convey unto COLIN FEATHER, (grantee) all their interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Lot 17-A, according to the Survey of Mallard Pointe, First Addition, as recorded in Map Book 11, page 86, in the Probate Office of Shelby County, Alabama.

\$147,250.00 of the consideration herein is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever. And Grantors do for themselves and for their heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals, this 19th day of December, 1995.

  
MICHAEL S. DICKENS

Inst # 1995-36609

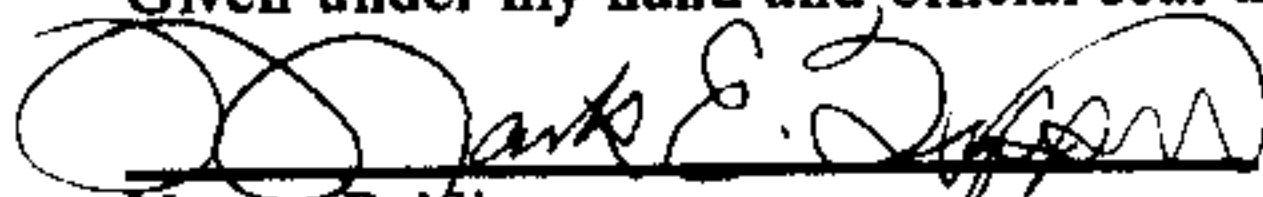
  
JODY R. DICKENS

12/21/1995-36609  
12:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned Notary Public in and for said county, in said State, hereby certify that MICHAEL S. DICKENS AND JODY R. DICKENS, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of DECEMBER, 1995.

  
Notary Public

My commission Expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 215,  
Birmingham, AL. 35223

Send tax notice to: C. Feather, 109 Green Wing Circle, Pelham, AL 35124

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