

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED & NO/100----
(\$89,900.00) DOLLARS to the undersigned grantor, Landrum Builders, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Karen L. Mitchell, a single
individual (herein referred to as GRANTEE, whether one or more), the following
described real estate, situated in Shelby County, Alabama:

Lot 36, according to the Survey of Spring Gate, Sector One, Phase Three, as
recorded in Map Book 20 page 82 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$89,600.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1174 King Arthur Court Alabaster, Alabama 35007

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

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEE, 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, 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 GRANTEE,
his, her or their heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Ronny Landrum, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
12th day of December, 1996.

Landrum Builders, Inc.
By: 
Ronny Landrum, President

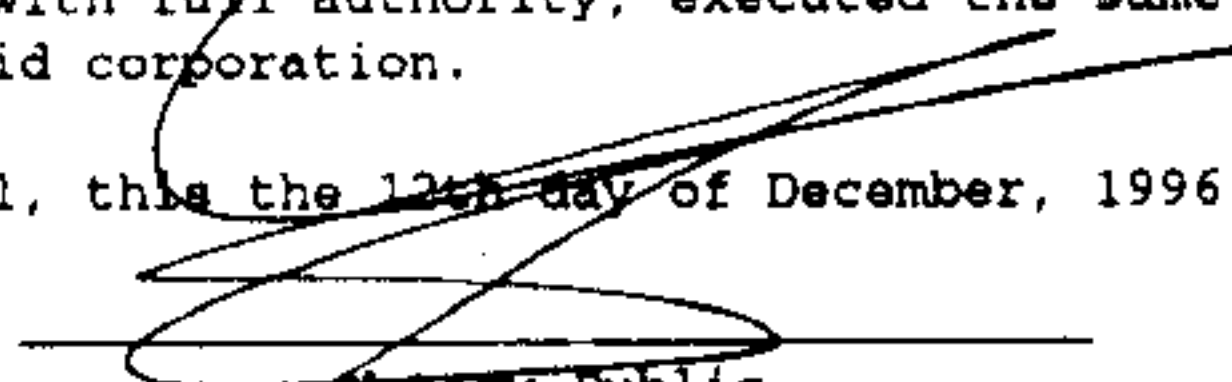
12/16/1996-41172
10:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J. M. NEL

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Ronny Landrum whose name as the President of Landrum Builders, Inc.,
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, 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 12th day of December, 1996


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/3/99

Inst # 1996-41172