

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Sixty Thousand Dollars (\$60,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Bryan K. Battle and Jan R. Battle, husband and wife (herein referred to as Grantors), do hereby GRANT, BARGAIN, SELL, and CONVEY unto Walter Cook and Anna Cook (herein referred to as Grantees), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 41 ACCORDING TO DEER SPRINGS ESTATES, THIRD ADDITION, AS SHOWN BY MAP RECORDED IN MAP BOOK 6, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 20, RANGE 2 WEST.

Subject to purchase money mortgage executed simultaneously herewith by the Grantees in favor of Homecomings Financial Network, Inc., in the amount of \$57,000.00.

This conveyance is subject to all easements, rights-of-way, and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 16th day of April, 2002.



Bryan K. Battle, Grantor (Seal)

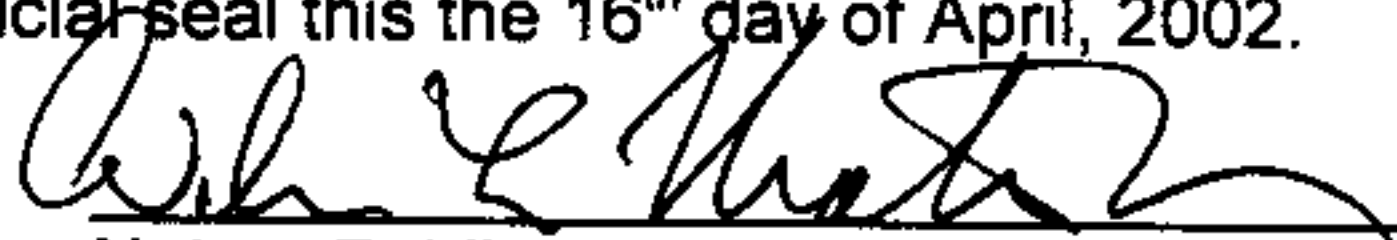


Jan R. Battle, Grantor (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, William L. Mathis, Jr., a Notary Public, in and for said County in said State, hereby certify that Bryan K. Battle and Jan R. Battle, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2002.



Notary Public
My Commission Expires: 02/22/04

THIS INSTRUMENT PREPARED BY:
William L. Mathis, Jr., Attorney At Law
2015 First Avenue North
Birmingham, AL 35203
(205) 458-1100

Inst. # 2002-18623

04/22/2002-18623
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MHW 14.00