

170,000.00

This Instrument Was Prepared By:  
J. Sydney Cook, III  
ROSEN, HARWOOD, COOK & SLEDGE, P.A.  
1020 Lurleen Wallace Boulevard North  
Post Office Box 2727  
Tuscaloosa, Alabama 35403 599

The purchase price recited  
above was paid from a mortgage  
loan closed simultaneously herewith.

THE STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration  
of other good and valuable consideration and the further sum of  
Ten and No/100 (\$10.00) Dollars to the undersigned Grantors in  
hand paid by the Grantee herein, the receipt whereof is hereby  
acknowledged, we, JOSEPH E. CROMWELL, SR. and wife, PATRICIA A.  
CROMWELL, (herein referred to as Grantors) do by these presents,  
grant, bargain, sell and convey unto VANCE G. BLACKBURN, M.D.,  
individually and as a proprietor, (herein referred to as Grantee)  
the following described real estate situated in Shelby County,  
Alabama, to-wit:

Lot 2 of the Valleydale Professional Center, a map or  
plat of which is recorded in Plat Book 13, Page 103  
in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the Articles of  
Incorporation of Valleydale Professional Center Owners  
Association, Inc. and the By-Laws thereof, and the  
Valleydale Professional Center Agreement, all as recorded  
in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments,  
and appurtenances, thereto belonging or in any wise appertaining  
and the reversion or the reversions, remainder or remainders,  
rents, issues, and profits thereof; and also all the estate,  
right, title, interest, dower and the right of dower, property,  
possession, claim and demand whatsoever, as well in law as in  
equity of the said Grantors, of, in, and to the same and every  
part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned  
and described premises, together with the appurtenances, unto the  
said Grantee, his heirs or assigns forever. And said Grantors do  
for themselves, their heirs and assigns, covenant with said  
Grantee, his heirs and assigns, that they are lawfully seized in  
fee simple of said premises; that they are free from all

Rec'd 255 pg 376

Jane G. Henderson

encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns 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, we have hereunto set our hands and seals on this the 6th day of September, 1989.

  
JOSEPH E. CROMWELL, SR.

  
PATRICIA A. CROMWELL

255 PAGE 377  
1. Deed Tax ----- NO TAX COLLECTED  
2. Mtg. Tax ----- \$ 5.00  
3. Recording Fee ----- \$ 3.02  
4. Indexing Fee ----- \$ 1.00  
5. No Tax Fee ----- \$ 1.00  
6. Certified Stamp Fee -- \$ 1.00  
Total ----- \$ 10.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

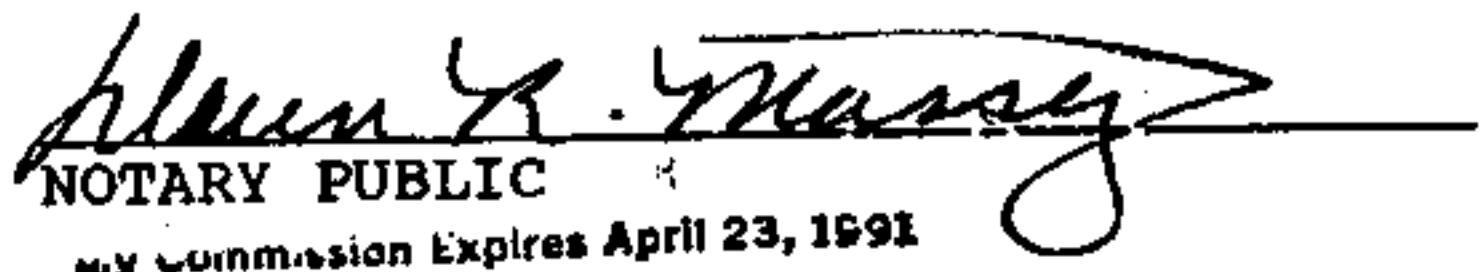
89 SEP -8 PM 3:01

  
JUDGE OF PROBATE

THE STATE OF ALABAMA  
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOSEPH E. CROMWELL, SR. and wife, PATRICIA A. CROMWELL, 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 6th day of September, 1989.

  
NOTARY PUBLIC  
My Commission Expires April 23, 1991