

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

2551

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED & 00/100— (\$147,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Eskie G. Dotson and wife, Carol Dotson (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cooper L. McKenzie, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Riverchase West, Second Addition, as recorded in Map Book 7, Page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$118,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2021 Crossvine Road, Birmingham, Alabama 35244

TO HAVE AND TO 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of September, 1989.

1. Deed Tax -----	\$ 29.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00

STATE OF ALABAMA ----- \$ 36.00
SHELBY COUNTY COUNTY

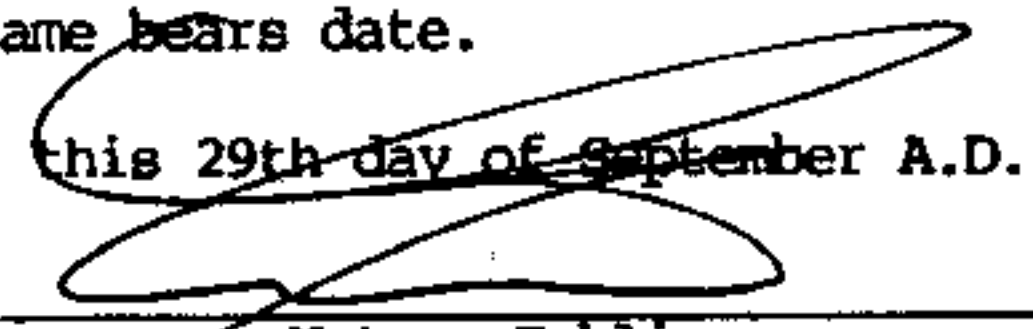

Eskie G. Dotson (SEAL)


Carol Dotson (SEAL)

General Acknowledgment

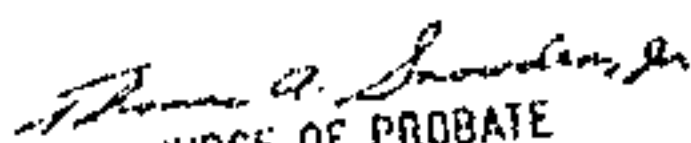
I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Eskie G. Dotson and wife, Carol Dotson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September A.D., 1989


Notary Public

My Commission Expires March 10, 1991

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 OCT -3 AM 9:26


JUDGE OF PROBATE