

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

107

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND FIVE HUNDRED & NO/100—
(\$89,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Harry L.
Wheeler and wife, Pamela S. Wheeler (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Kathleen S. Mancini, 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 12, Block 1, according to the Amended Map of Awtry and Scott Addition to
Altadena South as recorded in Map Book 5 page 123 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.

\$69,500.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 2830 Altadena Way South 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 31st day of
October, 1990.

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

90 NOV -2 AM 9:28

Harry L. Wheeler (SEAL)
Harry L. Wheeler

Pamela S. Wheeler (SEAL)
Pamela S. Wheeler

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Harry L. Wheeler and wife, Pamela S. Wheeler 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 31st day of October A.D., 1990

Notary Public

My Commission Expires March 10, 1991

20.00
2.50
3.70
1.00
26.50
Total