

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1318 ALFORD AVENUE SUITE 102
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Michael A Marino
1532 Caribbean Circle
Alabaster AL 35007

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fourteen Thousand Five Hundred Four and No/100 (\$14,504.00) Dollars (and the assumption of the below mentioned mortgage) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

CARROLL KENNETH BRINER, JR., AN UNMARRIED MAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

MICHAEL A. MARINO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, in Block 9, according to the Survey of Southwind, 3rd Sector, as recorded in Map Book 7, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, and rights-of-way of record.

And as further consideration the Grantee herein assumes and promises to pay that certain mortgage to South States Mortgage Corporation recorded in Book 127, Page 778 and transferred and assigned to Magnolia Federal Bank for Savings by instrument recorded in Book 299, Page 871 in the Office of the Judge of Probate of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

TO HAVE AND TO HOLD, the same unto the 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of April, 1991.


CARROLL KENNETH BRINER, JR.

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STATE OF ALABAMA)

JEFFERSON COUNTY)

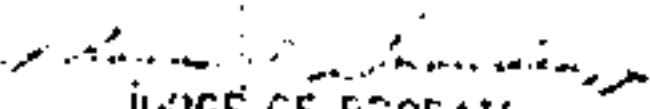
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carroll Kenneth Briner, Jr., an unmarried man, whose name is signed to the foregoing conveyance and who is know to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of April, 1991.


Notary Public

STATE OF ALA. SHERIFF C.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR -8 AM 10:23


JUDGE OF PROBATE

1. Deed Tax	15.00
2. Mtg. Tax	5.00
3. Recording Fee	5.00
4. Indexing	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	27.00

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