

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND NINE HUNDRED & NO/100----
(\$78,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Mike R.
Browning and wife, Becky Browning (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Rebecca E. Bentley, 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 73, according to the survey of Scottsdale, Second Addition, as shown by map
recorded in Map Book 7 Page 118 in the Office of the Judge of Probate of
Shelby County, Alabama; being situated in Shelby County, Alabama.

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

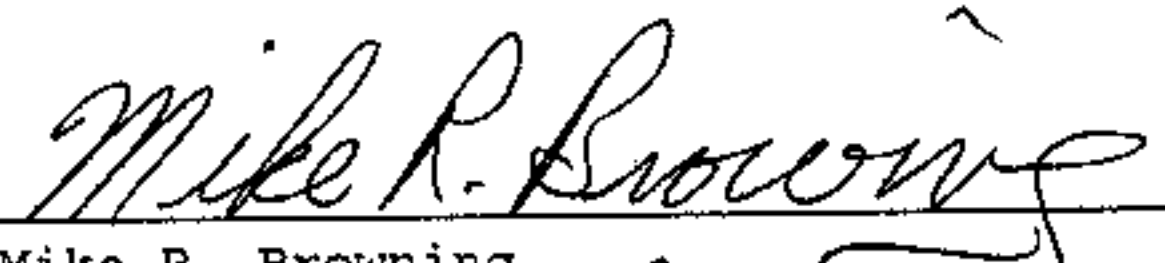
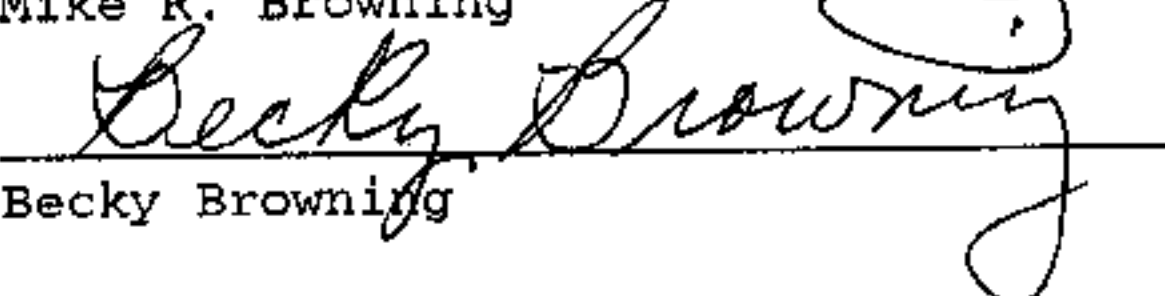
\$68,900.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1400 MOLLYS PLACE, ALABASTER, ALABAMA 35007

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 19th day of
November, 1992.


Mike R. Browning (SEAL)

Becky Browning (SEAL)

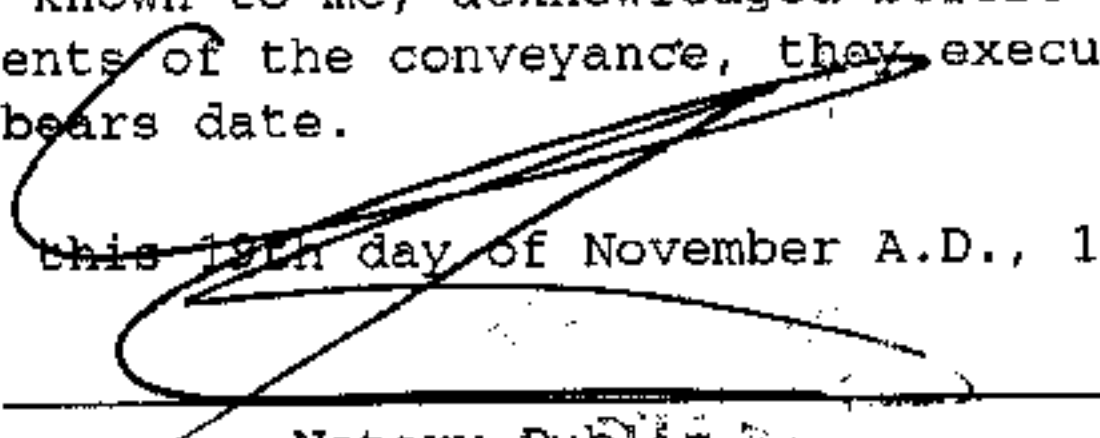
STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Mike R. Browning and wife, Becky Browning 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 19th day of November A.D., 1992


Notary Public

12/01/1992
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES 12-95
001 MCD 16.50

Inst # 1992-28538