

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE HUNDRED NINETY SIX THOUSAND and no/100's DOLLARS (\$196,000.00.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GEORGE SHAW, JR., a single man and WANDA R. SHAW, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto LEE F. CONDREY and JANE M. CONDREY, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

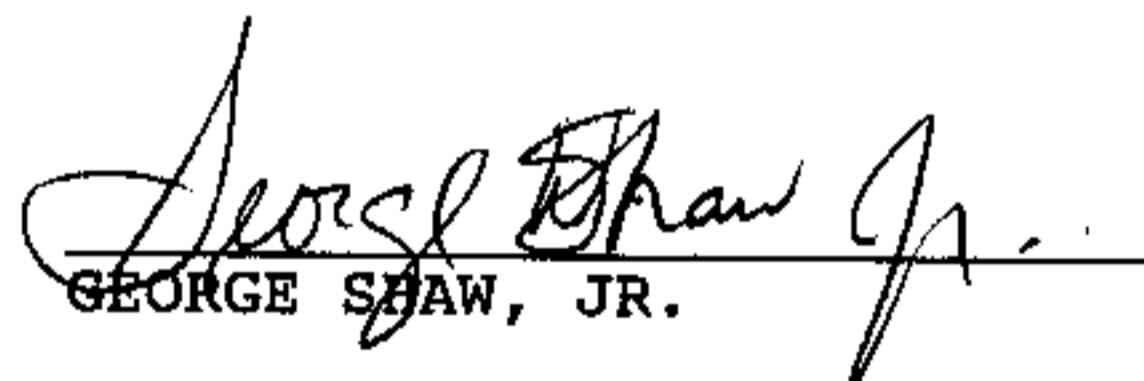
Lot 35, Second sector according to the survey of Altadena Woods, Second and Fifth Sector as recorded in Map Book 10 page 54 A & B in the Probate Office of the Judge of probate of Shelby County, Alabama and in Map Book 151 Page 25 in the Office of the Judge of Probate of Jefferson County, Alabama; being situated in Shelby County, Alabama.

\$100,000.00 of the purchase price is from a purchase money first mortgage given simultaneously herewith.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way, and 1993 taxes which are a lien but not yet due and payable. Also subject to any and all matters visible by a survey.

And we do for ourselves and for our executor and administrator covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 30th day of APRIL 1993.

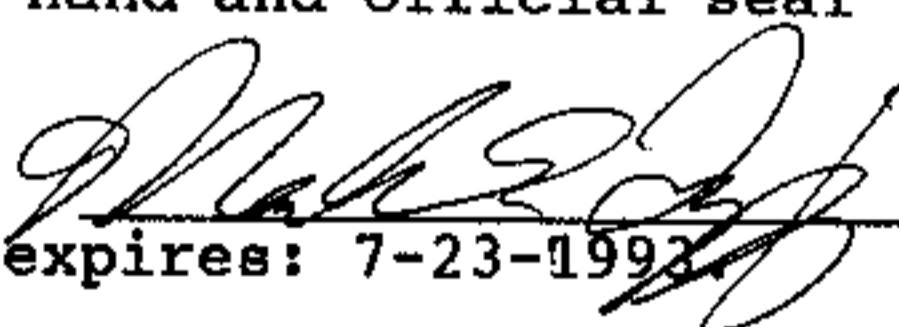

GEORGE SHAW, JR.

State of Alabama
Jefferson County


WANDA R. SHAW

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that GEORGE SHAW, JR. and WANDA R. SHAW 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 30th day of APRIL 1993.

Notary Public: 
My commission expires: 7-23-1993

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: LEE F. CONDREY 2432 Maury Drive Birmingham,
Alabama 35242.

Inst # 1993-13227

05/10/1993-13227
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 102.50