

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 FORTY EIGHT THOUSAND SIX HUNDRED & NO/100----
(\$48,600.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Neil Bailey
and Tillie Bailey (herein referred to as grantor, whether one or more), grant,
bargain, sell and convey unto Monika Sauer, a single individual (herein referred
to as grantee, whether one or more), the following described real estate, situated
in Shelby County, Alabama, to-wit:

See Attached Exhibit A

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

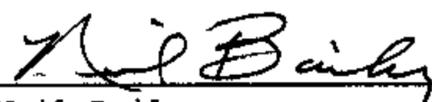
\$14,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 407 Gables Drive, Birmingham, Alabama 35244

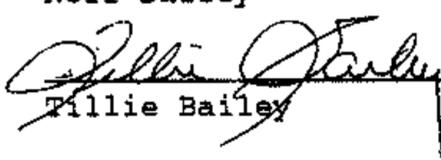
TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

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 26th day of
July, 1993.



Neil Bailey (SEAL)



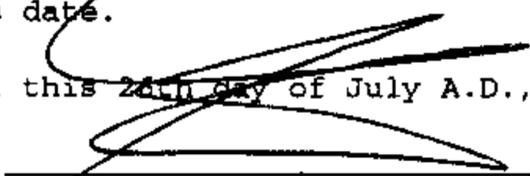
Tillie Bailey (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Neil Bailey and Tillie Bailey 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 28th day of July A.D., 1993



Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

07/28/1993-22200
12:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00

Inst # 1993-22200

EXHIBIT "A"

Unit 407, Building 4, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10 page 177 and amended in Real Volume 27 page 733, Real Volume 50 page 327, Real Volume 50 page 340 and re-recorded in Real 50 page 942, Real 165 page 578, and amended in Real 59 page 19 and further amended by Corporate Volume 30 page 407 and in Real 96 page 855 and Real 97 page 937 and By-Laws as shown in Real Volume 27 page 733 and then amended in Real Volume 50 page 325, further amended by Real 189 page 222, Real 222 page 691 and Real 238 page 241 together with an undivided interest in the common elements, as set forth in aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9 pages 41 through 44 and amended in Map Book 9 page 135, Map Book 10 page 49 and further amended by Map Book 12 page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

JB *A.B.*

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