

CORPORATION WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of : SIXTY ONE THOUSAND FIVE HUNDRED (\$61,500.00) to the undersigned grantor, WEATHERLY ENTERPRISES, INC., (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto MARK ALLEN KARAGAS and CRISTY LeANN KARAGAS as joint tenants with rights of survivorship (hereinafter grantee"), all of its interest in the following described real estate, situated in Shelby County, Alabama:


Lot 54 according to the survey of King's Crest Sector 3, Phase 2 as recorded in Map Book 16 page 141 in the Office of the Judge of Probate of Shelby County, Alabama.


Mineral and mining rights are not warranted. Subject to any and all other matters of public record. Including 1993 taxes which are a lien but not yet due and payable.

\$46,125.00 of the consideration is from a purchase money first mortgage executed simultaneously herewith.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and successors and assigns 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, STEVEN E. CHAMBERS, the president and secretary of said corporation who is duly authorized, has hereunto set his hand and seal this 20th day of AUGUST 1993.

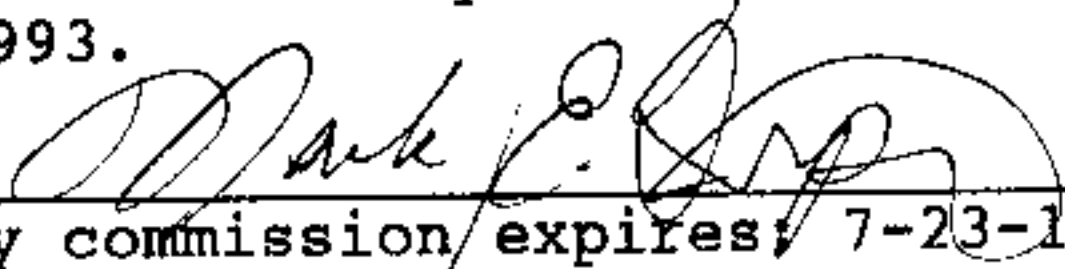

President : WEATHERLY ENTERPRISES, INC. : STEVEN E. CHAMBERS


Attest: Corporate Secretary, Steven E. Chambers

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that STEVEN E. CHAMBERS, as the secretary & president of WEATHERLY ENTERPRISES, INC. whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of the corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 20th day of AUGUST 1993.


My commission expires: 7-23-1997. : NOTARY PUBLIC

Prepared by: Mark E. Tippins, Attorney at Law 14 Office Park Circle
Suite 105 Birmingham, Alabama 35223 870-4343

Send tax notice to: MARK ALLEN KARAGAS
3783 Hilltop Rd. Bessemer, Al. 35023

08/23/1993-25250
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 24.20

Inst # 1993-25250