

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**GENERAL WARRANTY DEED**

Know All Men by These Presents, that in consideration of TWO HUNDRED EIGHTY-FIVE THOUSAND and No/100's (\$285,000.00) DOLLARS by the grantee herein, the receipt whereof is acknowledged, I, JAMES T. GRIFFIN, JR., an unmarried man, (hereinafter grantor), do grant, bargain, sell and convey unto JAMES E. PRASCH and wife, VICKI J. PRASCH, (grantees) as joint tenants, with right of survivorship, all my interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Lot 2, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, page 62, in the Probate Office of Shelby County, Alabama.

\$228,000.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 4th day of March, 1994.

  
\_\_\_\_\_  
JAMES T. GRIFFIN, JR.

Inst # 1994-08117  
03/14/1994-08117  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 65.50

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that JAMES T. GRIFFIN, JR., 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 on the day the same bears date.

Given under my hand and official seal this 4th day of March, 1994.

  
\_\_\_\_\_  
Notary Public  
Commission Expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 14 Office Park Circle #105  
Birmingham, AL. 35223.

Send tax notice to: JAMES E. PRASCH, 3205 HIGHLAND TRACE, BIRMINGHAM, AL 35242

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