

This instrument was prepared by

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

Inst # 1995-00042

01/03/1995-00042  
WARRANTY DEED  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 27.50

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED & NO/100---- (\$189,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Mark A. Reed and wife, Carole W. Reed (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Diane T. Hughes, 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 2316, according to the survey of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10 page 11 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

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


\$170,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

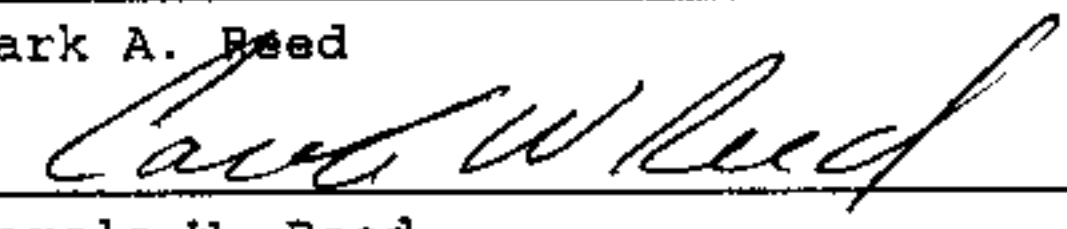
GRANTEES' ADDRESS: 1151 Riverchase Parkway, Birmingham, Alabama 35244.

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 28th day of December, 1994.

  
\_\_\_\_\_  
Mark A. Reed (SEAL)

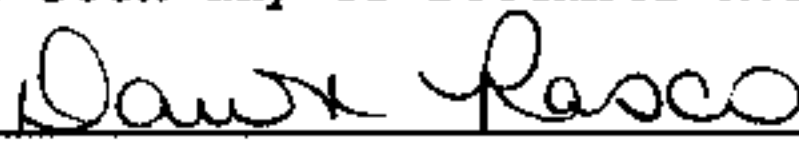
  
\_\_\_\_\_  
Carole W. Reed (SEAL)

STATE OF  
COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Mark A. Reed and wife, Carole W. Reed 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 December A.D., 1994

  
\_\_\_\_\_  
Notary Public

my commission expires  
3/26/98