

SEND TAX NOTICE TO:
Ted Allen
4542 Lake Valley Drive
Birmingham, Alabama 35244

This instrument was prepared by:
Del Howell, Attorney
1107 5th Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-FIVE THOUSAND and No/100's (\$135,000.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, CYNTHIA J. CLARK, an unmarried woman, (hereinafter grantor), do grant, bargain, sell and convey unto TED ALLEN, (grantee), all my interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Lot 15, according to the Survey of Southlake Townhomes, as recorded in Map Book 12, page 78, in the Probate Office of Shelby County, Alabama.

\$108,000.00 of the above referenced consideration, is from a purchase money first mortgage being executed simultaneously herewith.

\$13,500.00 of the above referenced consideration, is from a purchase money second 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 unto the said GRANTEE, his heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of April, 1995.

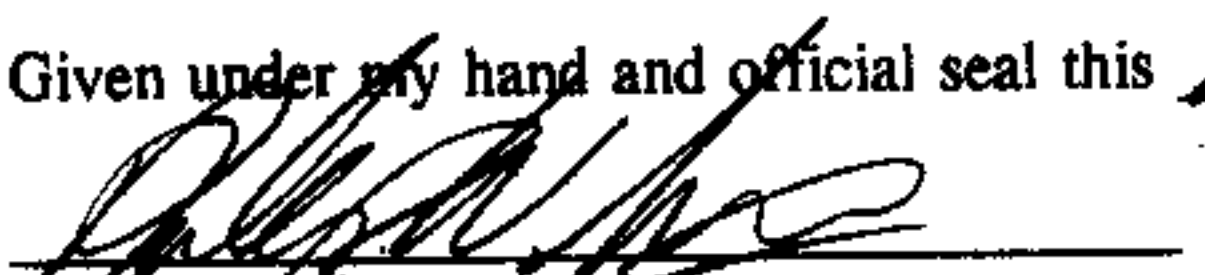

CYNTHIA J. CLARK

05/03/1995-11470
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CYNTHIA J. CLARK 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 1995.


Notary Public
Commission Expires: 02-26-1999

Inst # 1995-11470