

This instrument was prepared by

(Name) B. Christopher Battles
205 North 20th Street
(Address) Birmingham, AL 35203

Send Tax Notice To: Patrick Thomas
name
126 Cedar Bend Drive
address
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY EIGHT THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$88,400.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
F. Daniel Thomas, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Patrick Thomas

(herein referred to as grantee, whether one or more, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 2, Block 1, according to the Survey of Cedar Bend,
Phase I, as recorded in Map Book 17, Page 139, in the
Probate Office of Shelby County, Alabama.

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

\$68,400.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Subject property is not the homestead of the grantor.

Inst # 1995-15962

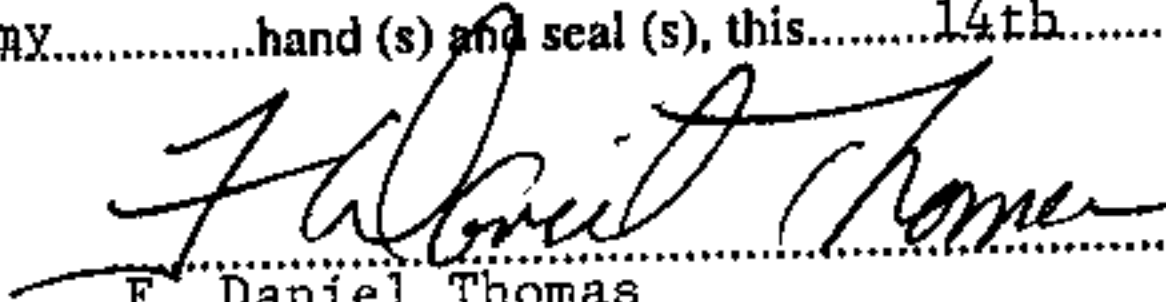
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SHELBY COUNTY JUDGE OF PROBATE

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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand (s) and seal (s), this 14th
day of June, 1995.

 (Seal)
F. Daniel Thomas

(Seal)

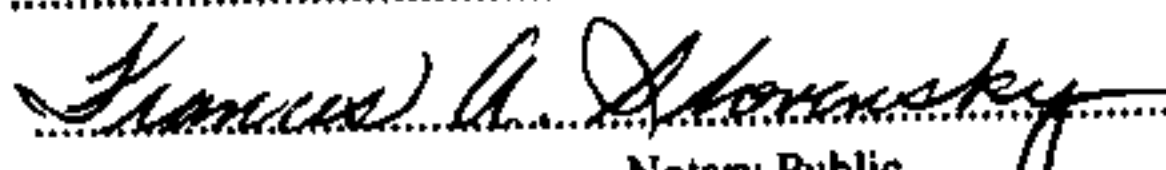
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that F. Daniel Thomas, a married man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
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 14th day of June, A. D., 1995.


Notary Public