

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
SHIHAN Y. OYAMA

STATE OF ALABAMA}
COUNTY OF SHELBY}

1,000⁰⁰
General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **SHIHAN Y. OYAMA, a married man, and RONALD E. EPSTEIN, a married man**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **SHIHAN Y. OYAMA** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

Lot 1-A, according to a Resurvey of Lots 1 & 2, amended Map of Saddle Creek Run, a private subdivision, as recorded in Map Book 19, Page 109 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

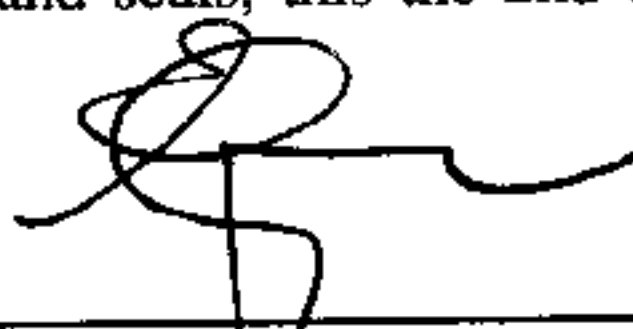
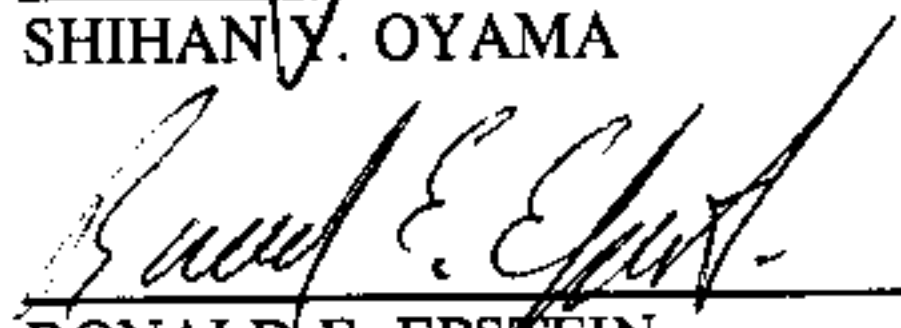
Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.

The Property conveyed herein is not the homestead of the Grantors nor their spouses.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

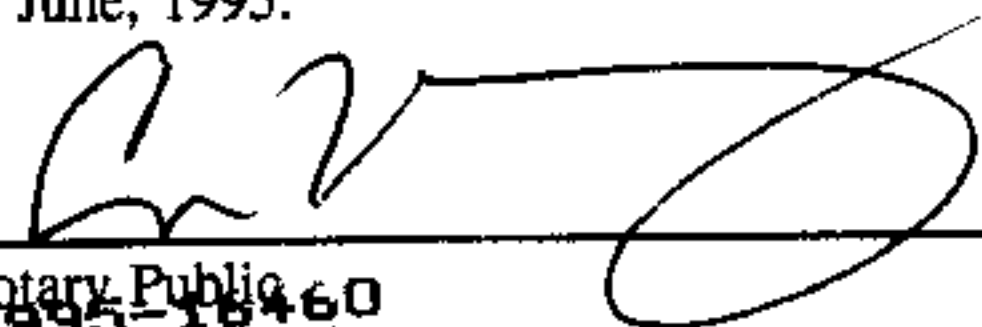
IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 2nd day of June, 1995.


SHIHAN Y. OYAMA

RONALD E. EPSTEIN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, **SHIHAN Y. OYAMA and RONALD E. EPSTEIN**, 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 as their act on the day the same bears date.

Given under our hands and seals of office this 2nd day of June, 1995.


Notary Public

Inst # 1995-16460

My Commission Expires: 5/29/99

06/23/1995-16460
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1995-16460