

Send tax notice to:
Greg L. Newhouse and wife,
Catherine M. Newhouse
2316 Maury Place
Birmingham, Alabama 35242

This instrument prepared by:
Stewart-Davis, P.C.
3800 Colonnade Parkway
Suite 650
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand Six Hundred and NO/100 Dollars (\$170,600.00) in hand paid to the undersigned Donald L. Albright and wife, Pamela O. Albright (hereinafter referred to as the "Grantors") by Greg L. Newhouse and wife, Catherine M. Newhouse (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Amended Map of Altadena Woods, Fourth Sector, as recorded in Map Book 19, Page 128, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1995.
2. 35 foot building line from Maury Place and a 10 foot utility easement along the easterly and southerly lot lines; as shown on recorded map.
3. Terms, agreements, and right-of-way to Alabama Power Company, as recorded in Book 117, Page 610.

Inst # 1995-17599

07/06/1995-17599
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 31.00

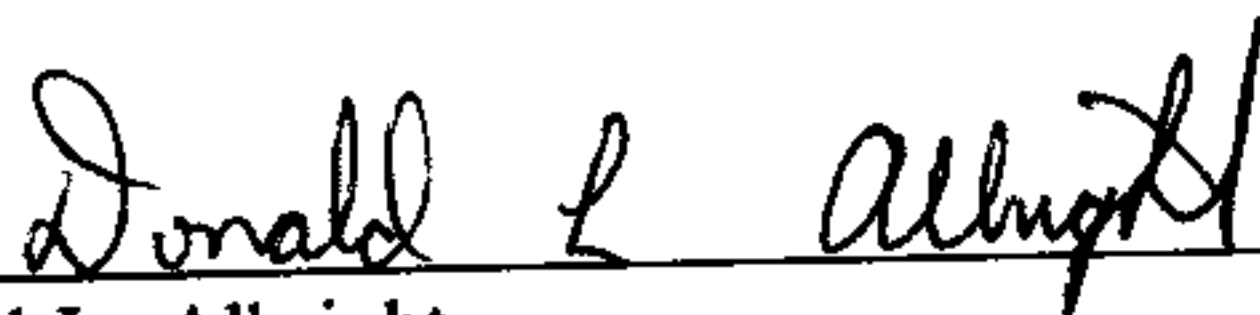
4. Agreement with Alabama Power Company for underground residential distribution as recorded in Book 117, Page 607.
5. Restrictions appearing of record in Book 111, Page 183.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 138, Page 119.

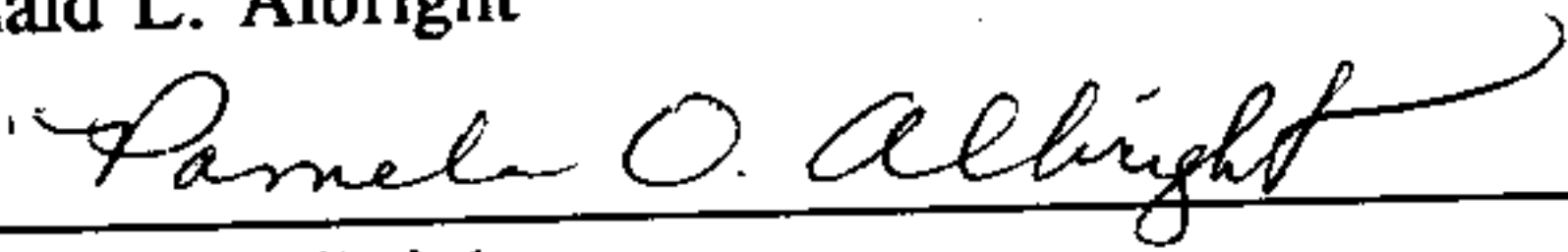
(\$153,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 14th day of June, 1995.


Donald L. Albright


Pamela O. Albright

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald L. Albright and wife, Pamela O. Albright, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of June, 1995.

Robert T. Davis

Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-4-99

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