

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHT THOUSAND & NO/100---- (\$108,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Michael Robert Fenech and wife, Jane Marie Fenech (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mark Alan Coleman, 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 62, according to the survey of Navajo Hills, 7th Sector, as recorded in Map Book 7 Page 95, in the Office of the Judge of 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.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1218 Morning Star Lane Alabaster, Alabama 35007

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 24th day of July, 1995.

Michael Robert Fenech

Jane Marie Fenech



SEE ADDITIONAL NOTARY ON BACK

STATE OF OHIO
COUNTY HAMILTON

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Michael Robert Fenech, a married man 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July A.D., 1995



Notary Public

JEANNIE M. JOHNSON
Notary Public, State of Ohio
My Commission Expires 01-31-2000
SHELBY COUNTY JUDGE OF PROBATE
002 MC11 12.00

Inst # 1995-21160

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Jane Marie Fenech, a married woman, 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 of same bears date.

GIVEN UNDER MY HAND THIS 27TH DAY OF JULY, 1995.

My Commission Expires:

3/5/99


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Inst # 1995-21160

08/04/1995-21160
01:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCD 12.00