

This instrument was prepared by:
Bruce L. Gordon, Esq.
Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
Frank C. Baldone
1701 King Charles Court
Alabaster, Alabama

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred and no/100 Thousand and 00/100 Dollars (\$100,000.00) to the undersigned ROD C. SHIRLEY AND wife, VIRGINIA P. SHIRLEY (hereinafter collectively referred to as GRANTORS), in hand paid by FRANK C. BALDONE (hereinafter referred to as GRANTEE), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 77 according to the Survey of Kingwood, Second Addition, as recorded in Map Book 7, page 5, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1995 and subsequent years.
2. 35 foot building line as shown by recorded Map.
3. 10 foot Easement on North and south and 60 foot Alabama Power Company Easement on East, as shown by recorded map.
4. Restrictions as shown by recorded Map.
5. Restrictions or Covenants recorded in Misc. Vol. 21, page 490, in the Probate Office of Shelby County, Alabama.
6. Agreement recorded in Misc. Vol 21, page 482 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, his, heirs, successors and assigns forever.

And said GRANTORS do for themselves, their administrators, successors and assigns, covenant with said GRANTEE, his heirs administrators, successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seal, this the 11th day of August, 1995.

Rod C. Shirley
Rod C. Shirley

Virginia P. Shirley
Virginia P. Shirley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Rod C. Shirley and wife, Virginia P. Shirley, 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 on the day the same bears date.

Given under my hand and official seal, this the 11th day of August, 1995.

Bessie A. Bulmore
Notary Public

My Commission Expires: 10/10/98