

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 NINETY SIX THOUSAND NINE HUNDRED & NO/100----
(\$96,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, I Ronny Landrum
d/b/a Landrum Builders (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto Paige B. Hill, 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 37, according to the survey of Spring Gate, Sector One, Phase Two, as
recorded in Map Book 18 page 148 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

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

\$50,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 137 King James Court Alabaster, Alabama 35007

This Property is NOT the Grantor's homestead as defined by the Code of
Alabama.

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, I have hereunto set my hand and seal, this 31st day of August,
1995.

Ronny Landrum d/b/a Landrum Builders
By: Ronny Landrum (SEAL)
Ronny Landrum

09/05/1995-24333
08:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$5.50
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Ronny Landrum d/b/a Landrum Builders 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, he executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
8/5/99

Notary Public

Inst # 1995-24333