

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

SEND TAX NOTICE TO:
GARDNER BROTHERS
HOMEBUILDERS, INC.

STATE OF ALABAMA}
COUNTY OF SHELBY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$85,000.00)** to the undersigned grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I or we, **M.A. MORTON and wife, DIANE MORTON**, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **GARDNER BROTHERS HOMEBUILDERS, INC.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in Shelby County, Alabama:

Lot 2118, according to the Survey of Brook Highland, an Eddleman Community, 21st Sector, Phase II, as recorded in Map Book 18, Page 129, in the Probate Office of 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.

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

And I/we do for myself/ourselves, and for my/our heirs, executors, and administrators, covenant with said GRANTEE its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 19th day of September, 1995.


M.A. MORTON

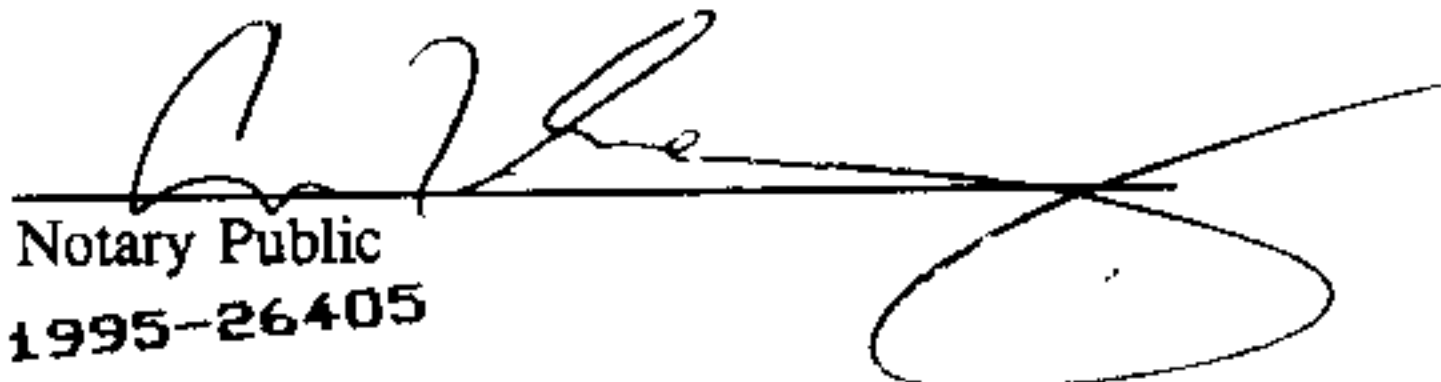

DIANE MORTON

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, M.A. MORTON and DIANE MORTON, 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 my hand and seal of office this 19th day of September, 1995.

My Commission Expires: 5/29/99


Notary Public

Inst # 1995-26405

09/21/1995-26405
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 93.50



Inst # 1995-26405