

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY-FIVE THOUSAND and no/100 DOLLARS (\$225,000.00) to the undersigned grantor, ANDERSON HOMES, INC., an Alabama Corporation, (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto JAMES CHRISTOPHER COLPACK AND DEBORAH LYNN COLPACK (Grantees"), as joint tenants with rights of survivorship, all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 40, according to the Survey of River Highlands, as recorded in Map Book 19, Page 111, in the Probate Office of Shelby County, Alabama.

\$125,000.00 of the purchase price is from a purchase money first mortgage.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1995 taxes are currently a lien but are not yet due and payable.

To have and to hold unto the said grantee, its heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, its heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, THOMAS ANDERSON, President, of said ANDERSON HOMES INC. who is duly authorized to sign the same, has hereunto set his hand and seal this 21st day of September, 1995.



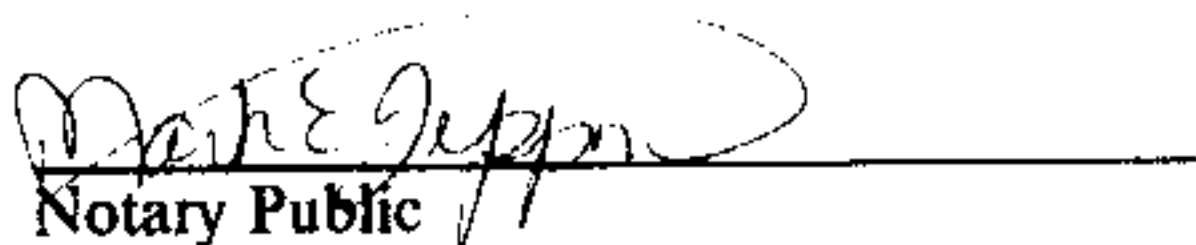
THOMAS ANDERSON
FOR: ANDERSON HOMES, INC.

Inst # 1995-26617

09/22/1995-26617
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that THOMAS ANDERSON, President of ANDERSON HOMES, INC., and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of ANDERSON HOMES, INC. with full authority to do so, on the day the same bears date.


Notary Public

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 215, Birmingham, AL. 35223.

Send Tax Notice to: J. C. Colpack, 1025 River Highlands Circle, Birmingham 35242

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