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This instrument was prepared by:

(Name) MASSEY & STOTSER, P.C.(Address) 1100 East Park Drive Suite 301
Birmingham, Alabama 35235

Send Tax Notice to:

(Name) Thomas A. Binford, Jr.(Address) 37 Houston Drive
Pelham AL 35124**WARRANTY DEED****STATE OF ALABAMA**Jefferson**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of FIFTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$58,500.00)***** DOLLARSto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
John W. Toole, and wife, Brenda Toole(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Thomas A. Binford, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Jefferson ^{Shelby} County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions and mineral and mining rights, if any, of record.

\$55,550.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

10/04/1995-27872
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 14.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or 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 stated above; that I (we) have 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, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th
day of September, 19 95.

(Seal)

(Seal)

(Seal)

John W. Toole (Seal)
Brenda Toole (Seal)
Brenda Toole (Seal)**STATE OF ALABAMA**Jefferson**County****General Acknowledgment**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John W. Toole, and wife, Brenda Toole, whose name(s) 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 29th day of September, 19 95.My Commission Expires: 5/1/96

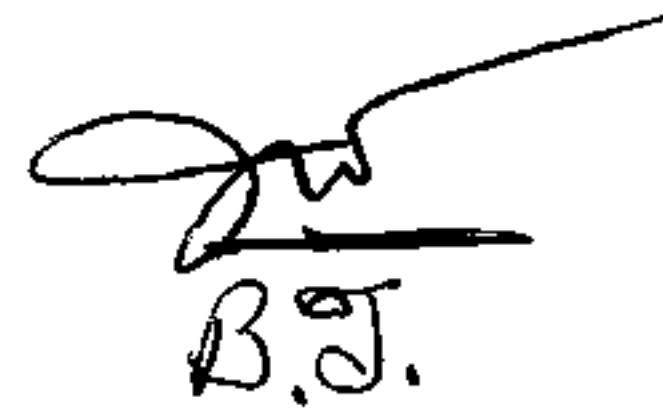
Notary Public

Inst # 1995-27872

EXHIBIT "A"

A parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Lot 37 of Deer Springs Estates-Third Addition, as recorded in Map Book 6, Page 5, in the Office of the Judge of Probate in Shelby County, Alabama; thence in a Southwesterly direction along the Northwesterly right-of-way line of Houston Drive (extended), a distance of 99.93 feet to the point of beginning; thence continue along last described course a distance of 120.0 feet; thence 77 degrees 14 minutes 45 seconds right, in a Northwesterly direction a distance of 180.0 feet; thence 102 degrees 45 minutes 15 seconds right in a Northeasterly direction, a distance of 120.0 feet; thence 77 degrees 14 minutes 45 seconds right in a Southeasterly direction a distance of 180.0 feet to the point of beginning; being situated in Shelby County, Alabama.



B.J.

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