

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 ONE HUNDRED FIFTY ONE THOUSAND FIVE HUNDRED & NO/100---- (\$151,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I James Dale Gorham, Jr., a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Timothy Allen Hughes, 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 25, Block 2, according to the plat of the First Addition to Selkirk, a subdivision of Inverness, as recorded in Map Book 7 page 149, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

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

\$143,920.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2913 Clydebank Circle, Birmingham, Alabama 35242.

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 29th day of December, 1995.

  
James Dale Gorham, Jr.

(SEAL)

Inst # 1996-00033

01/03/1996-00033  
09:30 AM CERTIFIED

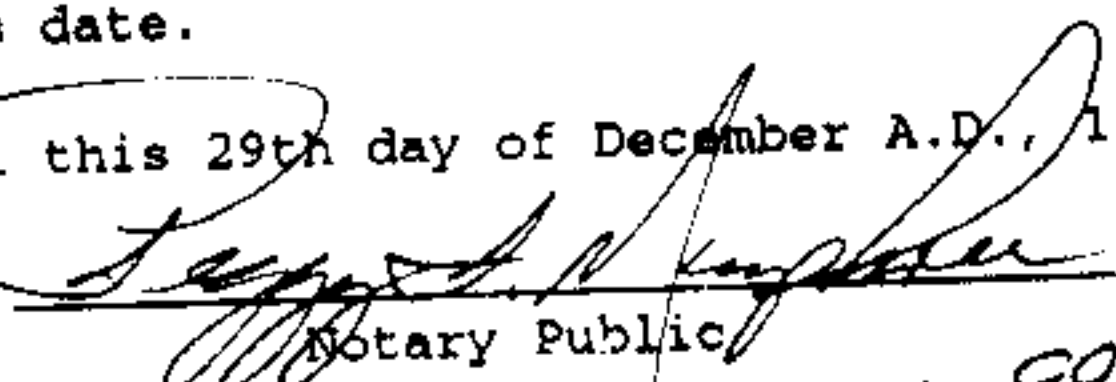
STATE OF ALABAMA  
SHELBY COUNTY

SHELBY COUNTY JUDGE OF PROBATE

001 SNA General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Dale Gorham, Jr., a single individual 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 29th day of December A.D., 1995

  
Notary Public  
2-20-99

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES  
2/20/99