

*27,500-

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

SEND TAX NOTICE TO:
Spratlin Construction Co., Inc.
10 Sweet Gum Lane
Chelsea, AL 35043

STATE OF ALABAMA
SHELBY COUNTY

General Warranty Deed

Inst # 1996-04802

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND Other Good and Valuable Consideration (\$10.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, R. S. MCCULLOUGH, an unmarried man and BOBBY J. CARDWELL, an unmarried man (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto SPRATLIN CONSTRUCTION CO., INC. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 3, according to the Resubdivision of North Fork Estates, as recorded in Map Book 18, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:
Ad valorem taxes for 1996 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1996.
Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

TITLE NOT EXAMINED

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, I/we have hereto set my/our hand(s) and seal(s)
this the 31st day of January, 1996.

\$27,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

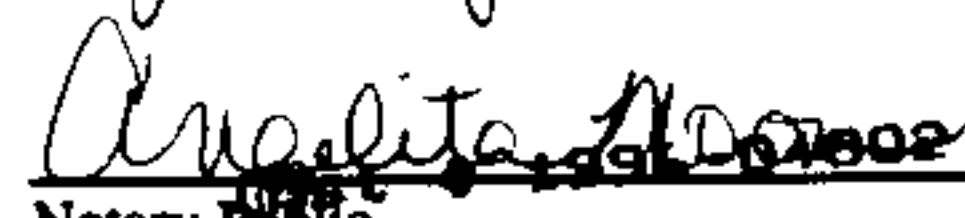

R.S. MCCULLOUGH


BOBBY J. CARDWELL

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, R.S. MCCULLOUGH and BOBBY J. CARDWELL, 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, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal of office this 31st day of January, 1996.


Notary Public

My Commission Expires: 7/16/96

02/15/1996-04802
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Alabama Title