

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED & NO/100----
(\$107,900.00) DOLLARS to the undersigned grantor, Jackie Williams Company, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Jeffrey S. Fitzgerald (herein
referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama:

Lot 30, according to the Survey of Oakwood Village, Phase Two, as recorded in
Map Book 20, Page 81, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.
Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$104,600.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 129 Red Oak Lane Alabaster, Alabama 35007
TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee
simple of said premises; that they are free from all encumbrances, 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,
his, her or their heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Jackie Williams, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
30th day of April, 1996.

Jackie Williams Company, Inc.

By: Jackie Williams
Jackie Williams, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Jackie Williams whose name as the President of Jackie Williams
Company, Inc., a corporation, 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, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of April, 1996

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Inst # 1996-14347

05/02/1996-14347
11:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.00

Inst # 1996-14347