

This Instrument Prepared By:
Catherine C. Sarris
7998 Hwy 119
Montevallo, Alabama 35115

Send Tax Notice To:
Robert J. Finnerty
315 Chestnut Lane
Alabaster, Alabama 35007

WARRANTY DEED
Inst # 1996-17649

STATE OF ALABAMA)

SHELBY COUNTY)

05/31/1996-17649
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.50

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty Seven Thousand Five Hundred and No/100 Dollars (\$47,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Robert J. Finnerty, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto J. Elliott Corp. (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Oakcrest, Sector One, as set out in Map Book 20, Page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) declaration of Restrictive Covenants for Oakcrest Sector One as recorded in Instrument #1996-02204 in the Office of the Judge of Probate of Shelby County, Alabama; (3) Easements, restrictions, rights-of way of record or in evidence by use; and (4) Mineral and mining rights not owned by the Grantor (Grantor hereby quitclaims any mineral and mining rights for the property conveyed to the Grantee).

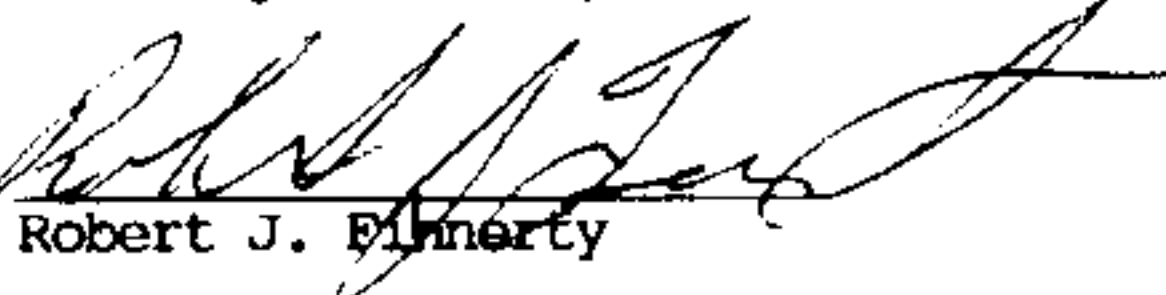
The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Robert J. Finnerty, a married man, has hereunto set his hand and seal, this the 22nd day of March, 1996.

All of the above recited consideration was from a mortgage loan closed simultaneously herewith.

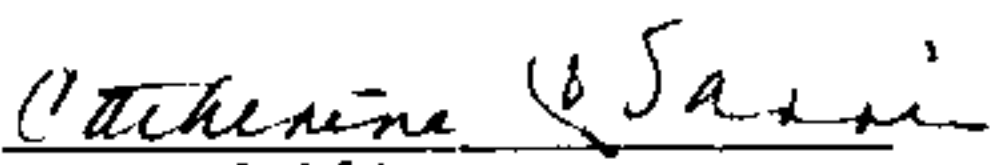

Robert J. Finnerty

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert J. Finnerty, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 22 day of March, 1996


Catherine C. Sarris
Notary Public
My Commission Expires: Dec 10, 1999

FIRST ALABAMA BANK
SHELBY COUNTY
REAL ESTATE DEPT.
P. O. BOX 216
PELHAM, AL 35124