

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 THOUSAND THREE HUNDRED FIFTY & NO/100---- (\$100,350.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I John D. Brasher d/b/a Brasher Construction Company (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert Howard Gilbreath, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1996-18103

Lot 35, according to the Survey of Spring Gate, Sector 1, Phase 3, as recorded in Map Book 20 Page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$88,065.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1178 King Arthur Place Alabaster, Alabama 35007
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 3rd day of June, 1996.

John D. Brasher d/b/a Brasher Construction Cor
By: John D. Brasher (SEAL)
John D. Brasher

STATE OF ALABAMA

SHELBY COUNTY COUNTY

06/05/1996-18103
10:18 AM CERTIFIED
SHELBY COUNTY PROBATE
001 MCD 21.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Brasher d/b/a Brasher Construction Company 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 3rd day of June A.D., 1996

Courtney H. Mason, Jr.
Notary Public
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99