

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 EIGHTY NINE THOUSAND FIVE HUNDRED & NO/100---- (\$189,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we C. Travis Maples and wife, Rachel W. Maples (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tim G. Wells, 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-B, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of 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.


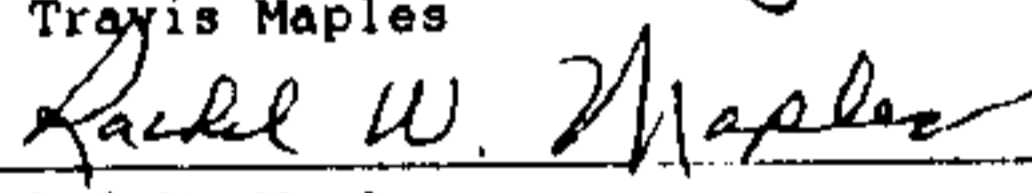
\$146,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1953 Stone Brook Lane 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, we have hereunto set our hands and seals, this 19th day of June, 1996.


C. Travis Maples (SEAL)

Rachel W. Maples (SEAL)

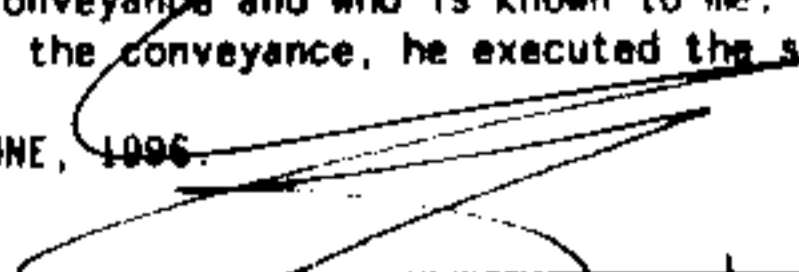
0624/1996-20338
10:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 103 32.00

Inst # 1996-20338

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that C. Travis Maples, a married man, 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 of same bears date.

GIVEN UNDER MY HAND THIS 20th DAY OF JUNE, 1996.
My Commission Expires: 3/5/99

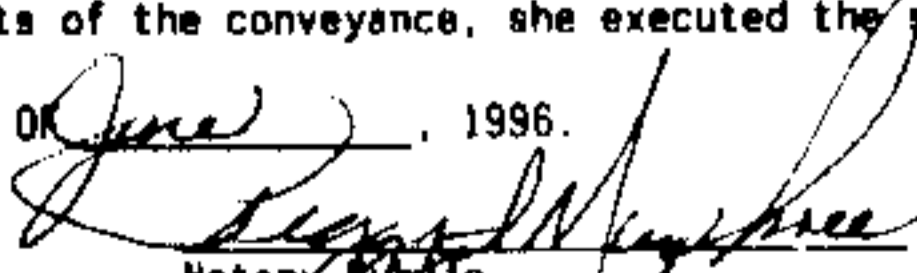

Notary Public

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

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Rachel W. Maples, a married woman, 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 19th DAY OF June, 1996.
My Commission Expires:


Notary Public

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