

This instrument was prepared by

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

Inst # 1996-21055

07/01/1996-21055
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 99A 9.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED & NO/100----
(\$89,900.00) 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 Michael T. Hutchins, 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 16, according to the Survey of Revised Meadows, Plat 2, as recorded in Map
Book 20 page 26 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.

\$91,650.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 188 Jasmine Drive, Alabaster, Alabama 35007.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFINED BY THE CODE OF
ALABAMA.

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 28th day of June,
1996.

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

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

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 28th day of June A.D., 1996

Peggy I. Murphree
Notary Public

2-20-99

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