

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DENNA A. OWENS
164 ST. CHARLES DRIVE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THREE THOUSAND NINE HUNDRED and 00/100 (\$123,900.00) DOLLARS to the undersigned grantor, AJK CONSTRUCTION, INC., in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto DENNA A. OWENS, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF SAINT CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR THREE, AS RECORDED IN MAP BOOK 20 PAGE 39 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 20 feet reserved from Saint Charles Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1995-20548 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 233 page 503 in Probate Office.

\$117,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

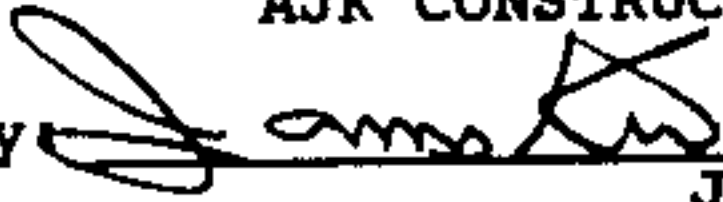
TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; that it 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, AJK CONSTRUCTION, INC., A CORPORATION, by its , JAMES KIRBY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of July, 1996.

08/14/1996-26344
10:47 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
17.50
Inst # 1996-26344

AJK CONSTRUCTION, INC.

By 
JAMES KIRBY

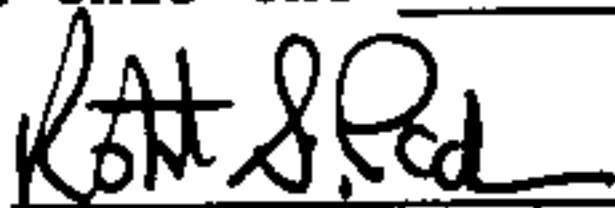
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES KIRBY, whose name as PRESIDENT of AJK CONSTRUCTION, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 31st day of JULY, 1996.


Notary Public

My commission expires: 7/14/98

Inst # 1996-26344

08/14/1996-26344
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOB NEL 17.50