

96-2480

(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:

DAVID JOSEPH LESKO
204 CREDEN CIRCLE
ALABASTER, AL 35007

Inst # 1996-29212

09/05/1996-29212
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
18.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND and 00/100 (\$138,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BRAD BURROUGHS and KERRY BURROUGHS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID JOSEPH LESKO, AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 311, ACCORDING TO THE SURVEY OF WEATHERLY, CREDENHILL, SECTOR 21, AS RECORDED IN MAP BOOK 20, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 whic constitutes a lien but are not yet due and payable until October 1, 1996.
2. 20 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Easement on north and east side of lot lines of undertermined size as shown on recorded map.
5. Restrictions appearing of record in Instrument #1995-15694.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #1995-20008.
7. Non-exclusive perpetual easement for ingress, egress and utilities as recorded in Instrument #1993-37546, Instrument #1993-39916, Instrument #1993-39001, and Instrument #1993-40411.

\$131,100.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

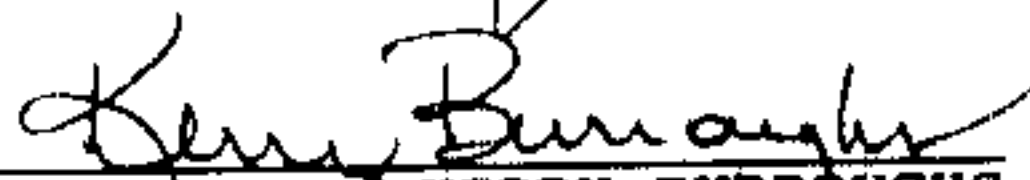
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BRAD BURROUGHS and KERRY BURROUGHS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of August, 1996.


BRAD BURROUGHS

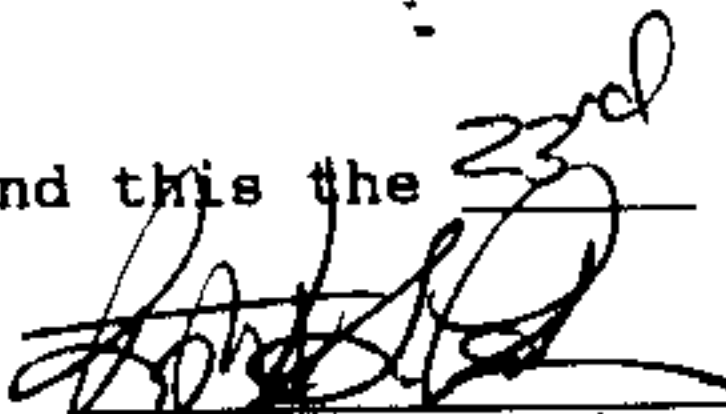

KERRY BURROUGHS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRAD BURROUGHS AND KERRY BURROUGHS whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of AUGUST, 1996.


Notary Public

My commission expires:

7/6/98

Inst # 1996-29212

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 18.00