

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 SIXTY FIVE THOUSAND & NO/100----
(\$165,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Joseph S.
Lalak, Jr. and wife, Betty Drew Lalak (herein referred to as grantor, whether one
or more), grant, bargain, sell and convey unto Richard G. Ross (herein referred to
as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the W 1/2 of the SW 1/4 of the SW 1/4 of
Section 14, Township 19 South, Range 2 West, situated in Shelby County,
Alabama, and run south along the east line of said 1/2 - 1/4 - 1/4 for 49.96
feet; thence 90 deg. 00 min. right and run west for 15.00 feet; thence
continue along last said course for 208.71 feet; thence 90 deg. 00 min. left
and run south for 208.71 feet to the point of beginning; thence continue along
last said course for 208.71 feet; thence 90 deg. 00 min. left and run east for
208.71 feet to the westerly line of a public road; thence 90 deg. 00 min. left
and run north along said line for 208.71 feet; thence 90 deg. 00 min. left and
run west for 208.71 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.c002

\$64,000.00 of the above recited purchas price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 3028 Garland Road 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 1st day of
October, 1996.

Joseph S. Lalak, Jr. (SEAL)
Joseph S. Lalak, Jr.

Betty Drew Lalak (SEAL)
Betty Drew Lalak

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 Joseph S. Lalak, Jr. and wife, Betty Drew Lalak whose names are
signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October A.D., 1996

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

Notary Public

10/02/1996-32573
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
109.50
001 SH

Inst # 1996-32573