

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Inst # 1996-36046

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS AND 00 CENTS (US\$249,900.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Douglas E. Wilkerson and wife, Georgeana R. Wilkerson, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Sharon D. Zigrosser, an unmarried person, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

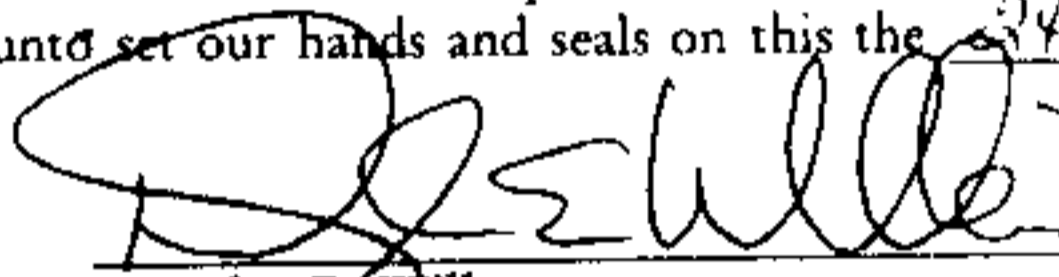
Lot 6, according to the Survey of Southpointe, Six Sector, Phase One, recorded in Map Book 14, Page 85, in the Probate Office of Shelby County, Alabama.

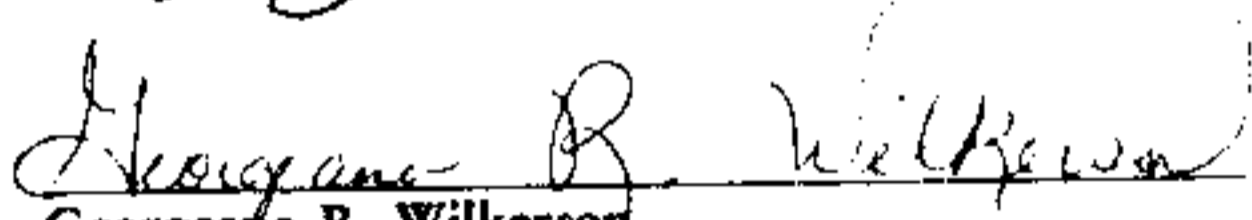
Note: \$199,000.00 of the above purchase price is in the form of a Mortgage in favor of Norwest Mortgage, Inc. executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, her heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 24th day of October, 1996.


Douglas E. Wilkerson


Georgeana R. Wilkerson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Douglas E. Wilkerson and wife, Georgeana R. Wilkerson, 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 the 24th day of October, 1996.


Notary Public

My Commission Expires: 4/23/00

Inst # 1996-36046

10/30/1996-36046
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 59.50