

This instrument was prepared by:

(Name) Massey & Stotser, P.C.

(Address) 1100 East Park Drive, Suite 301  
Birmingham, Alabama 35235

WARRANTY DEED

Send Tax Notice To: Noel Anthony Gordon  
name

5204 Overlook Circle

address

Birmingham, Alabama 35244

1996-36618  
Inst

STATE OF ALABAMA Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY FOUR THOUSAND AND NO/100----- DOLLARS (\$184,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. I or we, Leroy Skinner and wife, June P. Skinner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Noel Anthony Gordon, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama. to-wit:

Lot 2, according to the Amended Map of THE COTTAGES AT SOUTHLAKE, as recorded in Map Book 16, Page 139, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/30th interest each in and to the "COMMON AREA" as designated on the said record map; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to: (1) Taxes for the year 1997 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$120,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

11/04/1996-36618  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 72.50

TO HAVE AND 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 the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 31st day of October, 19 96

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(Seal)

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(Seal)

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(Seal)

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(Seal)

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(Seal)

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(Seal)

STATE OF ALABAMA Jefferson COUNTY }

General Acknowledgment

I, Lorrie A. Maples, a Notary Public in and for the said County, in said State, hereby certify that Leroy Skinner and wife, June P. Skinner whose name(s) 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 hands and official seal this 31st day of October, A.D., 19 96

Lorrie A. Maples

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 13, 1998