

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Inst # 1996-37428

SEND TAX NOTICE TO:
Robert W. O'Connor, Jr.

P.O. Box 1224
Columbiana, AL 35051

STATUTORY WARRANTY DEED
WITHOUT SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Nine Thousand Two Hundred Fifty and No/100, (\$109,250.00), DOLLARS, in hand paid to the undersigned, Bank of Alabama, (hereinafter referred to as "GRANTOR"), by Robert W. O'Connor, Jr., a married man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Grande View Estates, Givianpour Addition, to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 1997.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of inspection of the premises.
5. 30 foot building line from Grande View Circle as shown on recorded map.
6. Restrictions, covenants and conditions as set out in instruments recorded in Inst. #1995-5892 as amended by Inst. #1995-28543 in Probate Office.
7. Articles of Incorporation of Grande View Estates Homeowners' Association, Inc., recorded in Inst. #1995-5890 and By-Laws recorded in Inst. #1995-5891.
8. Easements, reservations and conditions described in deed recorded in Inst. #1995-16855, including a right of first refusal.
9. Easements as described in deed to recorded in Inst. #1995-6855.
10. Release of damages as recorded in deed recorded in Inst. #1995-6855.

11. Decree of condemnation as recorded in Real Volume 274, page 519.
12. Right of way to Shelby County recorded in Deed Book 245, Page 270.

"Subject to the outstanding statutory right of redemption on the part of those entitled to redeem under the laws of the State of Alabama. Said statutory right of redemption arises out of that certain foreclosure deed dated August 29, 1996, recorded as Inst. #1996-28991 in the Probate Office of Shelby County, Alabama. Said rights to expire are one (1) year from date of foreclosure, i.e., August 29, 1997."

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.


GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions and statutory right of redemption as set out hereinabove.

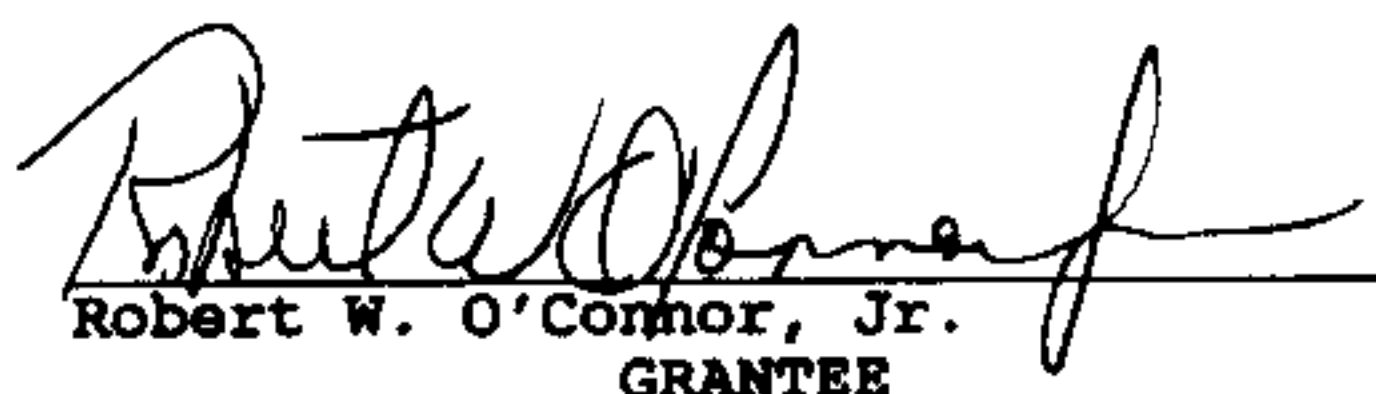
TO HAVE AND TO HOLD to the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his successors and assigns forever.

IN WITNESS WHEREOF, the said Bank of Alabama, by its Senior Vice-President, James Cooper, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this 23rd day of October, 1996.

IN WITNESS WHEREOF, I, Robert W. O'Connor, Jr., the GRANTEE, have hereunto set my hand and seal, this 23rd day of October, 1996.

Bank of Alabama


BY: James Cooper, Jr. (SEAL)
ITS: James Cooper, Jr.
GRANTOR


Robert W. O'Connor, Jr. (SEAL)
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Cooper, Jr. whose name as Senior Vice-President, of Bank of Alabama, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 23rd day of October, 1996.

Raun Sue Underwood

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 28, 1997

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert W. O'Connor, Jr., a married man, whose name is signed to the foregoing conveyance as GRANTEE, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 1996.

Raun Sue Underwood

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 28, 1997

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Page 3 of 3

11/12/1996-37428
10:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 14.50