

Send tax notice to:
 Elizabeth Wolfe Allen
 857 Tulip Poplar Drive
 Birmingham, Alabama 35244

This Instrument Prepared By:
 John F. Lyle, III, Esq.
 Feld, Hyde, Lyle & Wertheimer, P.C.
 2100 SouthBridge Pkwy., Suite 590
 Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, James M. Allen and Elizabeth W. Allen (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Elizabeth Wolfe Allen (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2204, according to the survey of 22nd Addition, Riverchase Country Club, as recorded in Map Book 9 page 124, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 127 page 140 in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company for underground distribution in Real Volume 60 page 737 in the Probate Office of Shelby County, Alabama.

Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 60, page 740 in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 59 page 371 in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Misc. Volume 14, page 536; Misc. Vol. 17, page 550; Misc. Volume 34, page 549; and Real Volume 56 page 908 in the Probate Office of Shelby County, Alabama.

25 foot building line from Tulip Poplar Drive; easement of undetermined width along the rear of said lot, as shown by recorded map.

The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

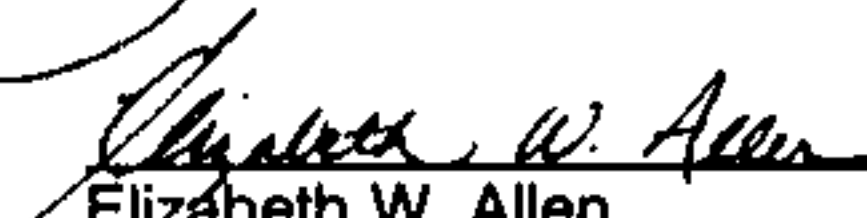
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All recorded mortgages, liens, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 22 day of November, 1996.


James M. Allen

Elizabeth W. Allen

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James M. Allen and Elizabeth W. Allen, 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 this the 22ND day of November, 1996.


Notary Public

Kathy Jo Parker
Printed Name

[NOTARY SEAL]

My Commission Expires: MY COMMISSION EXPIRES JAN. 24, 2001

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