

Lot 21 Title Group

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED FIFTEEN THOUSAND DOLLARS AND 00 CENTS (US\$115,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Ann E. Jackson, an unmarried person, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto George E. Walker, 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:

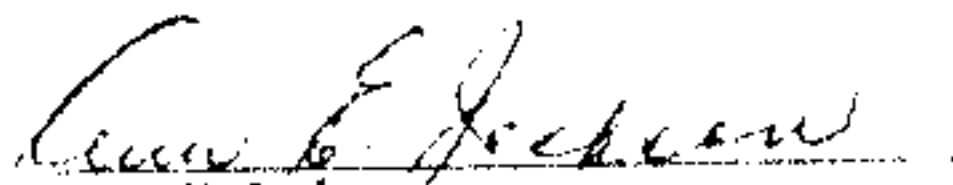
Lot 21, according to the survey of Sunrise Cove, as recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama.

Note: Ann E. Jackson is the surviving grantee that of certain deed recorded in Deed BXA 346 Pg. 165. Ralph M. Jackson died on March 29, 1996.

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, his heirs and assigns forever. And said GRANTOR does for himself, his heirs and assigns, covenants with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

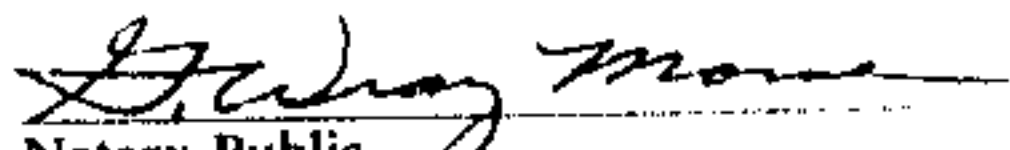
IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 25TH day of OCTOBER, 1996.


Ann E. Jackson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ann E. Jackson, an unmarried person, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of OCTOBER, 1996.


Notary Public

My Commission Expires: 9/10/00

Inst. # 1997-00157

01/02/1997-00157
03:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JAN 02 1997