

Send tax notice to:
Adam J. Ireton and wife,
Julie A. Ireton
4478 Village Green Drive
Birmingham, Alabama 35242

This instrument prepared by:
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, Alabama 35226

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and no/100 Dollars (\$125,000.00) in hand paid to the undersigned Joseph S. Shunnarah and wife, Christy K. Shunnarah, (hereinafter referred to as the "Grantors") by Adam J. Ireton and wife, Julie A. Ireton, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Old Virginia, as recorded in Map Book 7, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1997.
2. Restrictions appearing of record in Misc. Vol. 30, Page 362.
3. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, Page 895; Deed Book 320, Page 901 and Deed Book 320, Page 924.
4. A 20 foot building line from Village Green Drive; 7.5 foot easement along East lot line; 10 foot easement

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along South and West lot lines, as shown on recorded map.

5. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.

(\$112,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)


TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
on this the 12th day of February, 1997.



Joseph S. Shunnarah



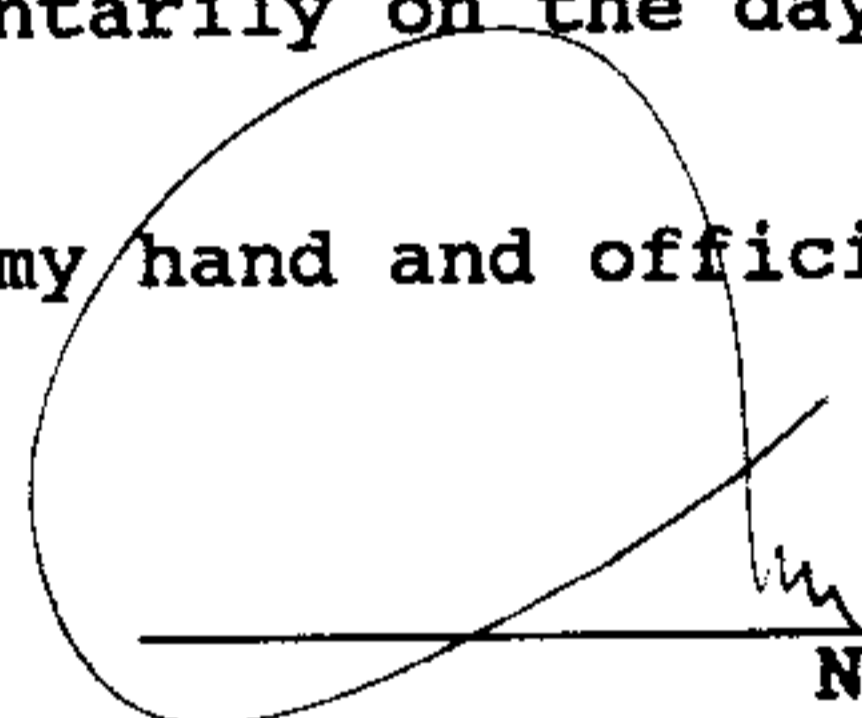
Christy K. Shunnarah

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STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said
County in said State, hereby certify that Joseph S. Shunnarah and
wife, Christy K. Shunnarah, whose names are signed to the foregoing
instrument and who are known to me, acknowledged before me on this
day that, being informed of the contents of the instrument, they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day
of February, 1997.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2000

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26.00