

This instrument was prepared by:
Romaine S. Scott, III, Esq.
The Scott Firm, P.C.
Post Office Box 530545
600 Luckie Drive, Suite 412
Birmingham, Alabama, 35253-0545
(205) 870-4990

THE STATE OF ALABAMA)
SHELBY COUNTY) GENERAL WARRANTY DEED

Inst • 1997-05805

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-nine Thousand Five Hundred and No/100 Dollars (\$49,500.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged, we, Richard J. Euler and, son, Richard J. Euler, II (herein referred to as Grantors), grant, bargain, sell and convey unto Janice Bergeron (herein referred to as Grantee) the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2-A, according to a Resurvey of Lots One & Two, Block 80, of Dunstan's Map of Calera, Shelby County, Alabama, as recorded in Map Book 20, page 119 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

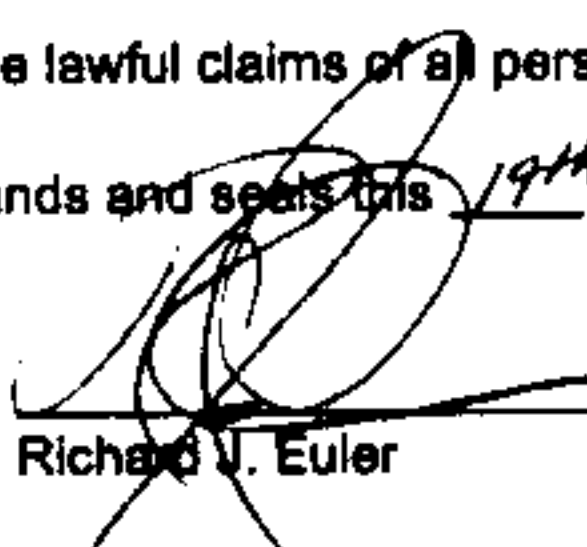
1. All taxes for the year 1997, which constitute a lien accruing but not yet due and payable;
2. Easements as shown by record plat;
3. Restrictions, conditions and limitations shown on the public records;
4. Coal, oil, gas and mineral and mining rights and all rights incident thereto;
5. Any and all environmental or other liabilities accrued or accruing;
6. Any and all challenges to the validity of the transfer sought to be accomplished hereby;
7. Mortgage dated December 31, 1993 from Richard J. Euler and Richard J. Euler, II to Central State Bank, filed for record December 9, 1994, recorded in Instrument 1994-41 and corrected in Instrument 1994-38254 in the Probate Office of Shelby County, Alabama;
8. UCC recorded in Instrument 9506-8405 executed by and between Richard J. Euler, DPM and Central Bank of the South filed for record on 6-16-95

To Have and to Hold to said Grantee, her, or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have hereunto set our hands and seals this 19th day of February, 1997.


Witness


Richard J. Euler


Richard J. Euler, II

Grantors

02/24/1997-05805
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00


Witness

STATE OF ALABAMA)

COUNTY OF SHELBY)

INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard J. Euler, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of February, 1997.


Notary Public

My commission expires: 3/1/99

NOTARIAL SEAL

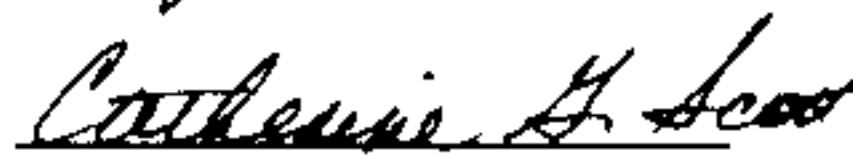
STATE OF ALABAMA)

COUNTY OF SHELBY)

INDIVIDUAL ACKNOWLEDGMENT

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Given under my hand this 19th day of February, 1997.


Notary Public

My commission expires: 3/1/99

NOTARIAL SEAL

GRANTEE'S ADDRESS:

1317 Fifth Avenue
Calera, Alabama

Inst # 1997-05805

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