

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

HARRY CRAIG LAWSON
2059 WILDFLOWER DRIVE
HOOVER, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND SEVEN HUNDRED and 00/100 (\$172,700.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MICHAEL W. BLALOCK and TRACY BLALOCK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HARRY CRAIG LAWSON and DEBORAH L. LAWSON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 108, ACCORDING TO THE FOURTH ADDITION, RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 156, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitute a lien but are not yet due and payable until October 1, 1997.
2. Restrictions appearing of record in Misc. Book 14, page 536, and amended in Misc. Book 17, page 550; and Deed Book 330, page 665.
3. Certificate of Compliance as recorded in Misc. Book 34, page 549.
4. Title to all minerals within and underlying the premises, together with all mining rights and other right, privileges, immunities and release of damages relating thereto as recorded in Deed Book 127, page 140.
5. Terms, agreements and right of way to Alabama Power Company, as recorded in Misc. Book 32, page 213.
6. Agreement with Alabama Power for underground residential distribution as recorded in Misc. Book 32, page 207.
7. 10 foot easement along the rear lot line, as shown on recorded map.

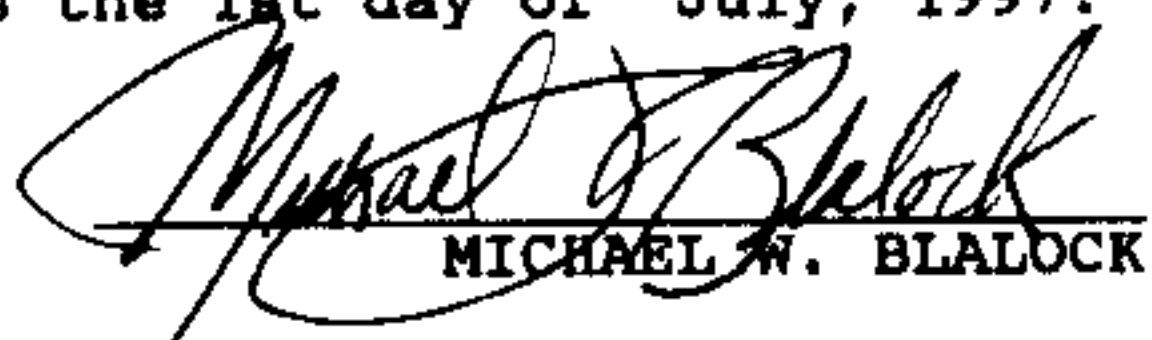
\$164,050.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

07/02/1997-20713
12:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTORS, MICHAEL W. BLALOCK and TRACY BLALOCK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of July, 1997.


MICHAEL W. BLALOCK

TRACY BLALOCK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL W. BLALOCK and TRACY BLALOCK, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of July, 1997.


Notary Public

My commission expires: 7/16/98

Inst # 1997-20713

07/02/1997-20713
12:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 20.00