

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

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 TWO THOUSAND DOLLARS AND 00 CENTS (US\$2,000.00) "and the assumption of the following described existing mortgage" Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jessica Quinn, a married woman and John Lee Quinn, a married man, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Dorothy Jean Adams, a single woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 14, according to the Survey of Somerset Townhomes, as recorded in Map Book 10, Page 14 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and Mining rights, if any, (4) a mortgage in favor of Countrywide Home Loans, Inc. dated April 18, 1996 and recorded at Instrument # 1996-13350 with the approximate current balance of \$68,662.35.


THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

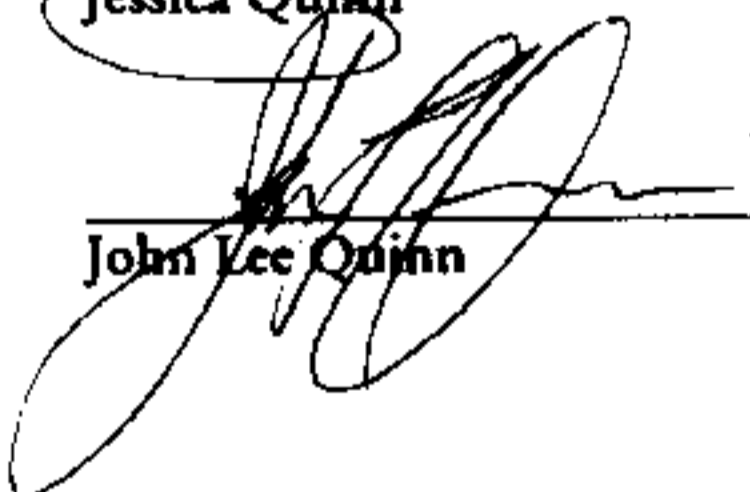
This is not "homestead property" of John Lee Quinn nor Jessica Quinn as described in Code of Alabama § 6-10-3.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28th day of August, 1997.




Jessica Quinn


John Lee Quinn

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jessica Quinn, a married woman and John Lee Quinn, a married man, 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 and official seal this the 28th day of August, 1997.



Notary Public

My Commission Expires: 4/23/00

Inst # 1997-29535

1997-29535

09/15/1997-29535
10:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
(601) 455-1050