

(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:

RACHEL D. LAMONTE
916 COLESBURY CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1998-00746

01/09/1998-00746
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 13.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY NINE THOUSAND NINE HUNDRED and 00/100 (\$99,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARY FRANCES DOZIER, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RACHEL D. LAMONTE, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 52, BLOCK 1, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, THIRD SECTOR, AS RECORDED IN MAP BOOK 5 PAGE 107 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 35 feet reserved from Colesbury Circle as shown by plat.
3. Easements as shown by recorded plat, including a 10 foot easement on the Westerly side and 7.5 feet on the Northeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 2 page 224 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Book 108 page 378 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company and South Central Bell by instrument(s) recorded in Deed Book 277 page 640 in Probate Office.
7. Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 276 page 39 in Probate Office.

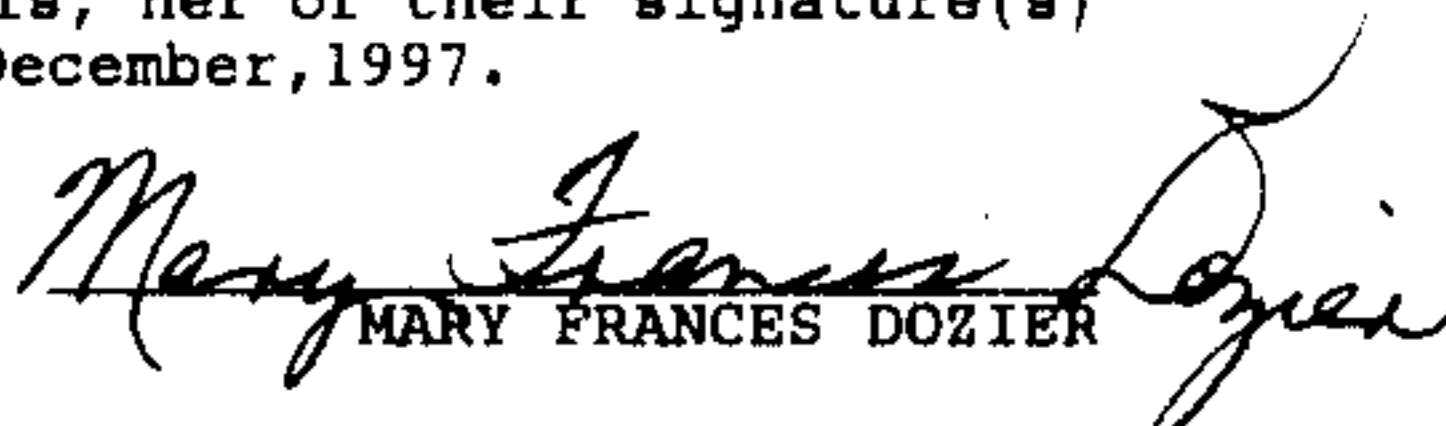
MARY FRANCES DOZIER IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED BOOK 281 PAGE 522 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, NAAMAN LAWRENCE DOZIER HAVING DIED ON OR ABOUT February 11, 1991.

\$97,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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, MARY FRANCES DOZIER, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of December, 1997.


MARY FRANCES DOZIER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARY FRANCES DOZIER, 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 29th day of December, 1997.


Notary Public

My commission expires: 7/16/98

Inst # 1998-01746

01/09/1998-00746
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 13.00