

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

Inst # 1998-06679

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 ONE HUNDRED EIGHTEEN THOUSAND DOLLARS AND 00 CENTS (US\$118,000.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Russell K. Goodwin and wife, O.K. HWA Goodwin, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Susanne T. Demko, an unmarried woman, (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

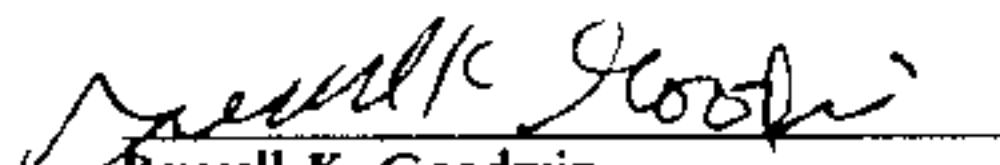
Lot 18, according to the Survey of Timber Park, Phase II, as recorded in Map Book 14, Page 68, in the Probate Office of Shelby County, Alabama; and also a tract situated in part of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said Lot 18 for a point of beginning; thence run North 00 degrees 30 minutes 00 seconds East long the West line of said Lot 18 a distance of 110.00 feet to the Northwest corner of Lot 18; thence turn 90 degrees 00 minutes 00 seconds left and run Westerly a distance of .0 feet; thence turn 90 degrees 00 minutes 00 seconds left and run Southerly a distance of 110.00 feet; thence turn 90 degrees 00 minutes 00 seconds left and run Easterly a distance of 4.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Note: \$104,000.00 of the above purchase price is in the form of a Mortgage in favor of GMAC Mortgage Corporation, executed and recorded simultaneously herewith.

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, her heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, her 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 she is 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, her 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 24TH day of FEBRUARY, 1998.


Russell K. Goodwin


O.K. HWA Goodwin

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell K. Goodwin and wife, O.K. HWA Goodwin, 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 24 day of FEBRUARY, 1998.


Notary Public

My Commission Expires: 9/10/00

02/27/1998-06679
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 22.50