

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1998-07069

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

03/02/1998-07069
02:51 PM CERTIFIED
KNOW ALABAMA COUNTY REC'D OF PROBATE
001 500 19.00
PRESENTS,

That in consideration of TWO HUNDRED EIGHTY TWO THOUSAND & NO/100---
(\$282,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand
paid by the grantee herein, the receipt whereof is acknowledged, we Anita R.
Latham and husband, Jim W. Latham (herein referred to as grantor, whether one or
more), grant, bargain, sell and convey unto Thomas D. Strickland, a single
individual (herein referred to as grantee, whether one or more), the following
described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1302, according to the Survey of Riverchase Country Club, 21st Addition,
as recorded in Map Book 9 page 88 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

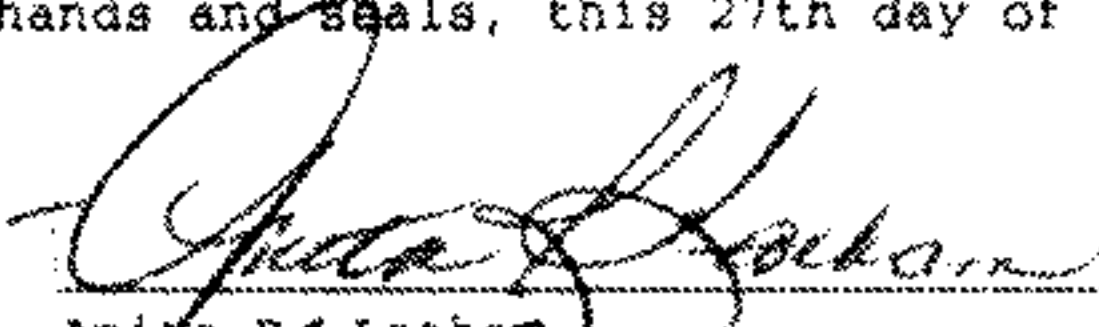
\$211,500.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 2008 Hawthorne Lane, Birmingham, Alabama 35244.

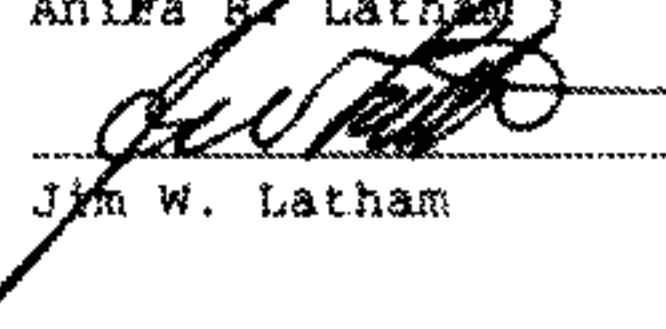
TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with said grantee, 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 stated 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
grantee, his, her or their heirs and assigns forever, against the lawful claims of
all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of
February, 1998.


Anita R. Latham

(SEAL)


Jim W. Latham

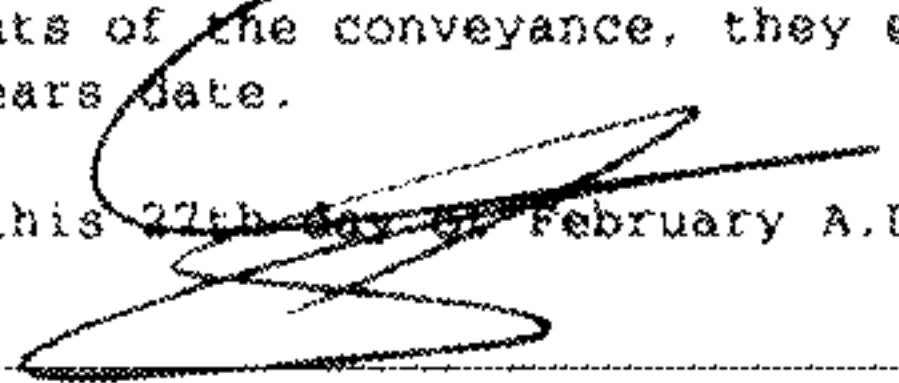
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Anita R. Latham and husband, Jim W. Latham 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 27th day of February A.D., 1998


Notary Public