

SEND TAX NOTICE TO:

Name: John C. Wilson

Address: 3365 Hermitage Road
Birmingham, AL 35223

This Instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

Inst # 1998-08752

WARRANTY DEED (IN LIEU OF FORECLOSURE)

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **DANNY O'LEARY and wife, BRENDA O'LEARY** (herein referred to as grantors) do grant, bargain, sell and convey unto **JOHN C. WILSON** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

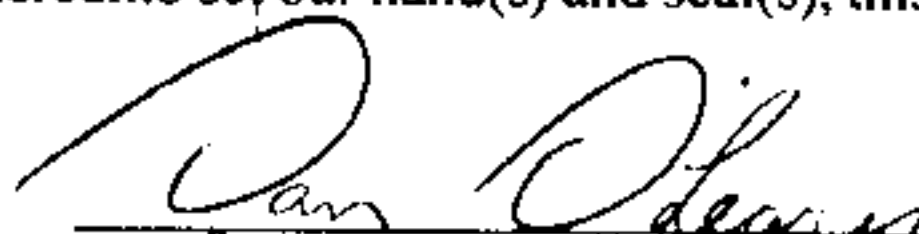
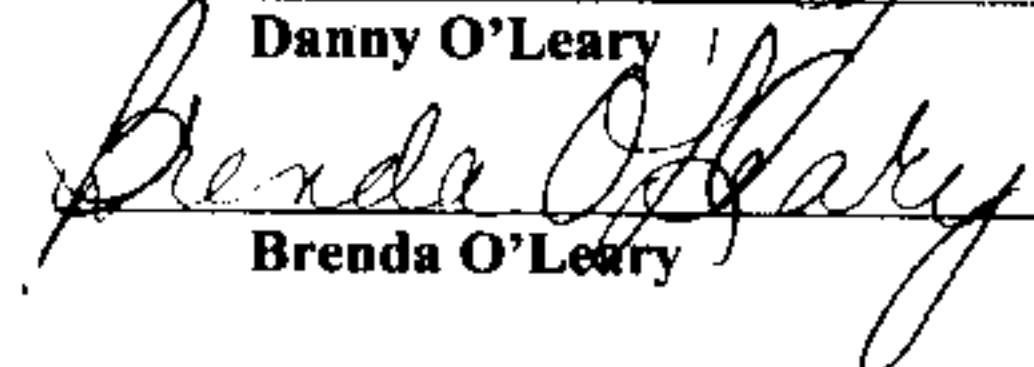
Tract I according to the plat of Spring Creek Homes situated in Section 11, Township 24 North, Range 15 East, as recorded in Map Book 17, Page 128 in the Probate Office of Shelby County, Alabama.

The grantors heretofore received conveyance of the subject property from the grantee pursuant to a warranty deed dated April 8, 1994, and executed a promissory note and unrecorded mortgage to the grantee dated April 8, 1994, which are currently in default, and the grantors are also conveying herein any and all right of redemption they may have in the subject property, for the separate and additional consideration of \$200.00.

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 the said grantees, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of March, 1998.

 (SEAL)
Danny O'Leary
 (SEAL)
Brenda O'Leary

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danny O'Leary and wife, Brenda O'Leary 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 12th day of March 1998.

Inst # 1998-08752


Notary Public

03/13/1998-08752
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50