

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst * 1998-11858

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:

JAMES G. COSMAS
4478 VILLAGE GREEN DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND SEVEN HUNDRED FIFTY and 00/100 (\$135,750.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, ADAM J. IRETON and JULIE A. IRETON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES G. COSMAS, AN UNMARRIED PERSON, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF OLD VIRGINIA, AS RECORDED IN MAP BOOK 7, PAGE 117, 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. Restrictions appearing of record in Misc. Volume 30, page 362.
3. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 320, page 895; Deed Book 320, page 901; and Deed Book 320, page 924.
4. A 20 foot building line from Village Green Drive; 7.5 foot easement along East lot line; 10 foot easement along South and West lot lines, as shown on recorded map.

\$122,150.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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 GRANTEEES, 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

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04/03/1998-11858
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

IN WITNESS WHEREOF, the said GRANTORS, ADAM J. IRETON and JULIE A. IRETON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 4th day of March, 1998.

Adam J. IRETON Acting by and through his attorney in fact.

ADAM J. IRETON, ACTING BY AND THROUGH HIS ATTORNEY IN FACT, JULIE A. IRETON

Julie A. IRETON

Julie A. IRETON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JULIE A. IRETON 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 4TH day of MARCH, 1998.

Pat S. Rod
Notary Public

My commission expires: 7/16/98

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that JULIE A. IRETON, whose name as Attorney in Fact for ADAM J. IRETON, is signed to the foregoing instrument and who is known to me, acknowledged before me that this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 4th day of MARCH, 1998.

Pat S. Rod
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/16/98

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