

(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:

LANCE S. GILLILAND
4173 GUILFORD ROAD
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED and 00/100 (\$227,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES M. FRUSTERIO and MELANIE S. FRUSTERIO, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LANCE S. GILLILAND, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 138, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE - PHASE I, AS RECORDED IN MAP BOOK 20, PAGE 105, 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. 7.5 foot easement on south side of lot as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions and covenants appearing of record in Inst. #1996-1432 and Inst. #1996-18514.

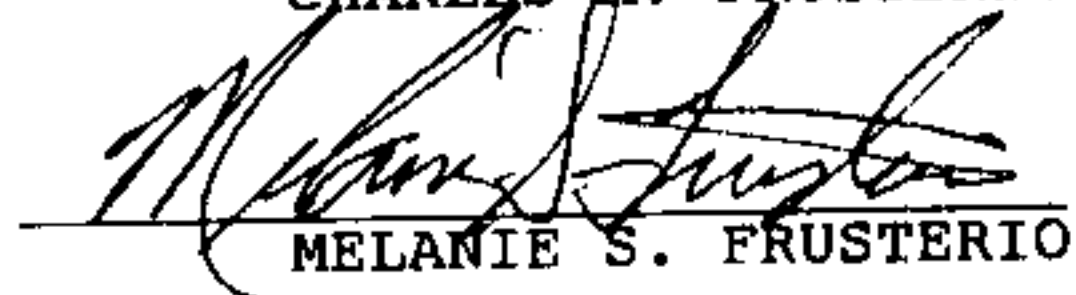
\$205,100.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, CHARLES M. FRUSTERIO and MELANIE S. FRUSTERIO, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of May, 1998.

05/29/1998-19678
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.00

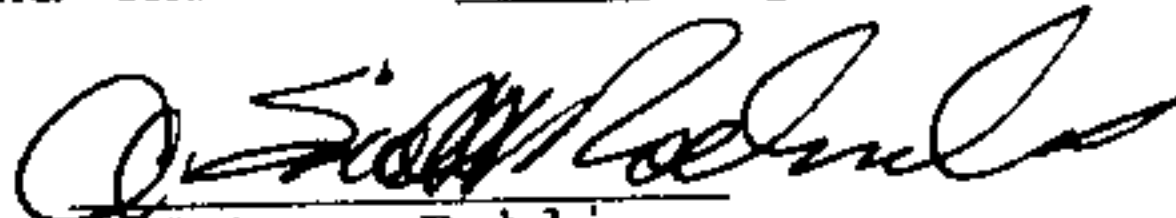

CHARLES M. FRUSTERIO

MELANIE S. FRUSTERIO

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES M. FRUSTERIO, MELANIE S. FRUSTERIO 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 22ND day of MAY, 1998.


Notary Public

My commission expires: 5-20-00

Inst # 1998-19678

05/29/1998-19678
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SHELBY COUNTY JUDGE OF PROBATE
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