

This Instrument Was Prepared By:

Send Tax Notice To:

Mark E. Hoffman, Esquire
1300 20th Street South, Suite 302
Birmingham, Alabama 35205

Cynthia L. Dillon
1580 Southpointe Drive
Birmingham, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY-SIX THOUSAND and 00/100 Dollars (\$196,000.00) to the undersigned GRANTORS, MARK F. LILLA, a single man, and CAROLYN N. LILLA, a single woman (herein referred to as "Grantors") in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto CYNTHIA L. DILLON (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map and Survey of Southpointe, Third Sector, as recorded in Map Book 12, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for the year 1998 which are not yet due and payable.
2. Restrictions appearing of record in Book 197, Page 820. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 139, Page 424; Real Volume 230, Page 786 and Real Volume 237, Page 4.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 215, Page 515.
5. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 215, Page 498.
6. Easements and building line as shown on recorded map.

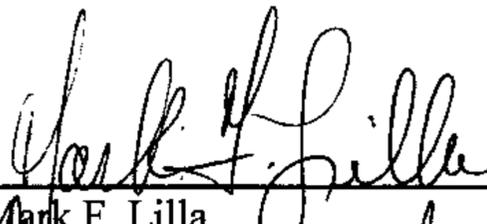
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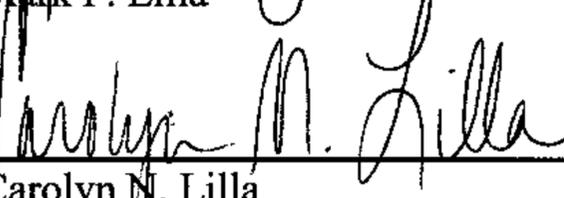
100% of the purchase price was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns, forever.

And said Grantors do for themselves, their successors and assigns, covenant with 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 they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures this the 7 day of July, 1998.



Mark F. Lilla


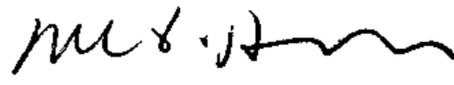
Carolyn N. Lilla

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mark F. Lilla and Carolyn N. Lilla, husband and wife, 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 7th day of July, 1998.



Notary Public
My Commission Expires: 7/14/99

Inst # 1998-25479

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SHELBY COUNTY JUDGE OF PROBATE
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