

No title search was performed on the property described in this Deed and, therefore, no opinion as to title has been given.

This instrument was prepared by:
Paul O. Woodall, Jr., Esq.
Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
Paul B. Singleton
4565 Magnolia Drive
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00) to the undersigned **JAMES BRIAN SINGLETON**, a married man, **BONNIE S. NICOSIA**, a married woman, and **THE ESTATE OF WEBBIE B. SINGLETON** (hereinafter collectively referred to as the 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 **PAUL B. SINGLETON**, a married man (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the survey of The Magnolias at Brook Highland, as recorded in Map Book 13, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of the GRANTORS in and to any and all roads, alleys and ways bounding said premises.

Subject to:

1. Taxes and assessments for the year 1998 and subsequent years.
2. All rights-of-way, covenants, easements, restrictions and encumbrances of record.

The property is being conveyed "AS IS".

The property being conveyed is not the homestead of the GRANTORS or the spouses of GRANTORS.

And subject to the foregoing, the GRANTORS will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTORS, which claims are based upon matters

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Inst # 1998-26476

occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.


IN WITNESS WHEREOF, the said GRANTORS have hereto set their signature and seal, this the 13th day of May, 1998.

GRANTORS:

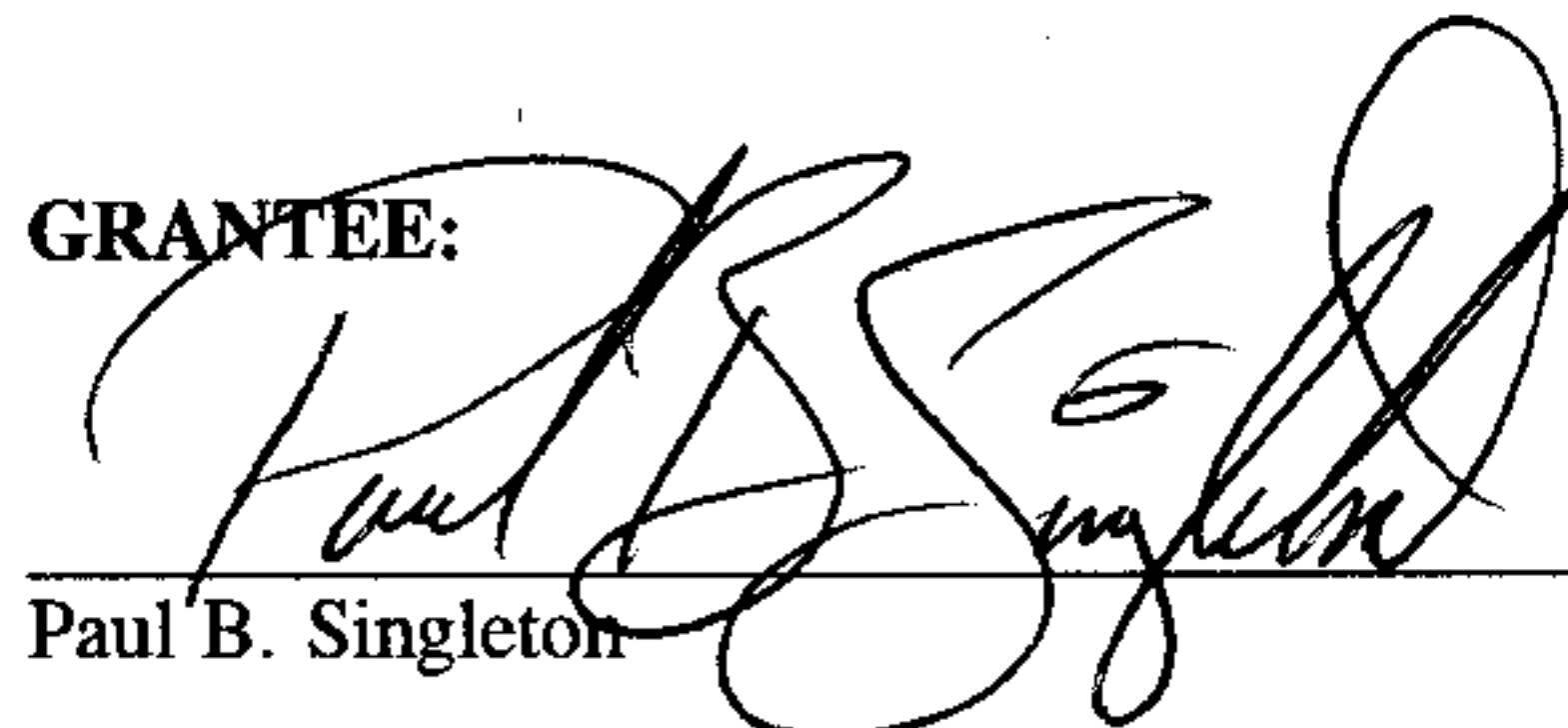

James Brian Singleton


Bonnie S. Nicosia

The Estate of Webbie Bishop Singleton

By:  Executor
James Brian Singleton
Its: Executor

GRANTEE:


Paul B. Singleton

[Acknowledgments follow on next page]

STATE OF

Georgia
DeKalb COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Brian Singleton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of May, 1998.

Joanne W. Dargatzis
Notary Public

My Commission Expires: Notary Public, Gwinnett County, Georgia
My Commission Expires June 21, 1998

STATE OF

Alabama
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bonnie S. Nicosia, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6 day of June, 1998.

Joan E. Beard
Notary Public

My Commission Expires: 10-07-2001

STATE OF

Georgia
DeKalb COUNTY

I, Joanne W. Dargatzis Notary Public in and for said County in said State, hereby certify that James Brian Singleton, whose name as Executor of the Estate of Webbie Bishop Singleton, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Executor and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 13th day of May, 1998.

Joanne W. Dargatzis
Notary Public

My Commission Expires: Notary Public, Gwinnett County, Georgia
My Commission Expires June 21, 1998

STATE OF Alabama
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Paul B. Singleton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of May, 1998.

Deanna K. Callaway
Notary Public

My Commission Expires: 1/5/99

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Inst # 1998-26476

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