

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Marilyn J. Deason
625 Crosscreek Trail
Pelham, Alabama 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eight Thousand and 00/100 (\$108,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, August Boyd Comer and Judith Lynn Comer, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Marilyn J. Deason, a single individual, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 7, Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6 page 82 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$97,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 31st day of August, 1998.

August Boyd Comer
His Attorney in Fact
August Boyd Comer, by His Attorney in Fact,
James R. Smith
Judith Lynn Comer
Her Attorney in Fact
Judith Lynn Comer, by Her Attorney in Fact,
Lois E. Smith

State of Alabama)County of Shelby)
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James R. Smith, whose name as Attorney In Fact for August Body Comer, 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 Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 31st DAY OF AUGUST, 1998.

My Commission Expires: 10/3/2001
MARK L. ROWE
MY COMMISSION EXPIRES
10/03/2001
Notary Public

State of Alabama)County of Shelby)
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lois E. Smith, whose name as Attorney In Fact for Judith Lynn Comer, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 31st DAY OF AUGUST, 1998.

My Commission Expires: 10/3/2001
MARK L. ROWE
Notary Public

MARK L. ROWE
MY COMMISSION EXPIRES
10/03/2001

Inst # 1998-34255

09/02/1998-34255
09:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 19.50