

This Instrument Was Prepared By:  
**Dickerson Morse & Yost, P. C.**  
**1920 Valleydale Road**  
**Birmingham, Alabama 35244**

Send Tax Notice to:  
**Steven P. Hector**  
**5104 Jameswood Drive**  
**Birmingham, Alabama 35244**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Six Thousand and 00/100 Dollars (\$206,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Paul H. Parham, II and wife, Molly C. Parham, by Paul H. Parham, II as her Attorney-In-Fact**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Steven P. Hector, an unmarried man** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

**Lot 2, according to the Survey of Jameswood, First Sector, as recorded in Map Book 10 page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

**Note: \$164,800.00 of the above purchase price is in the form of a mortgage in favor of Southtrust Mortgage Corporation, executed and recorded simultaneously herewith.**

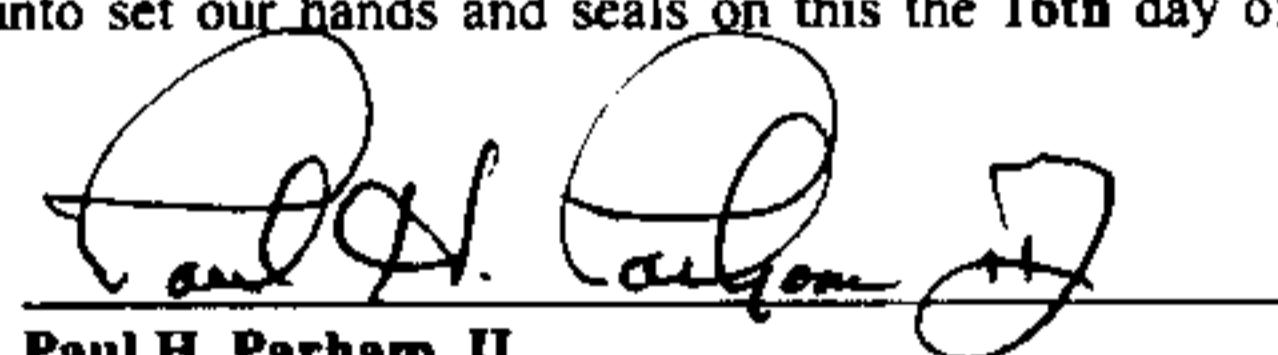
**Note: This is not the homestead property of the Grantors as defined in the Code of Alabama §6-10-3.**

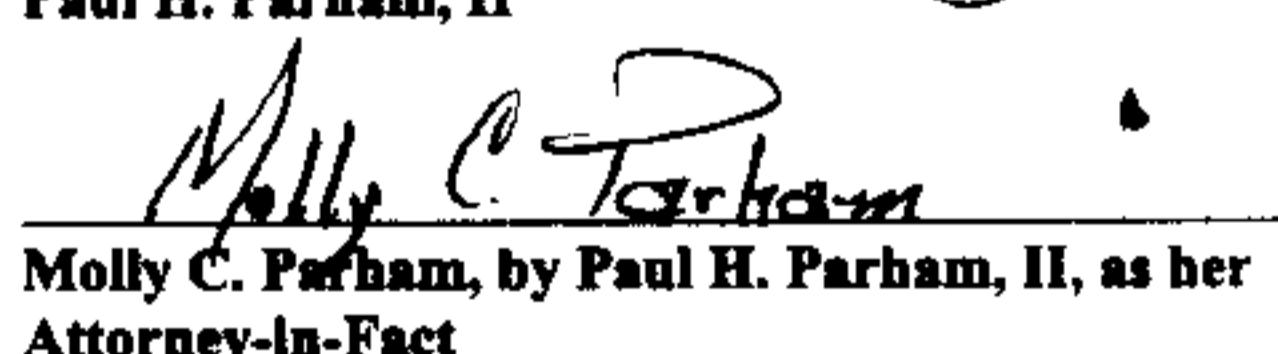
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 16th day of October, 1998.

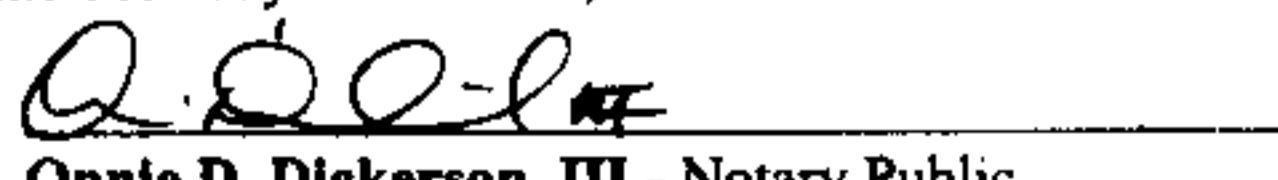
  
**Paul H. Parham, II**

  
**Molly C. Parham, by Paul H. Parham, II, as her Attorney-In-Fact**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Paul H. Parham, II and wife, Molly C. Parham, by Paul H. Parham, II, as her Attorney-in-Fact**, 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 the 16th day of October, 1998.

  
**Onnie D. Dickerson, III - Notary Public**

My Commission Expires: 4/23/2000

11/04/1998-43528  
11:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ONLINE 30.00