

THIS INSTRUMENT PREPARED BY:

Douglas Rogers, Attorney at Law
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

John R. Lombardi
1604 Wingfield Drive
Birmingham, AL 35242

Inst # 1998-48347

WARRANTY DEED
(Without Survivorship)

12/04/1998-48347
01:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CSM 111.30

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of: Three Hundred Twenty Nine Thousand Nine Hundred and no/100th Dollars (\$329,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David J. Davis and wife LaVerne S. Davis (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto John R. Lombardi, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 824, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16, Page 96, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions, rights of way and building lines of record.

Subject to taxes for 1999.

\$227,150.00 of the above consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of November, 1998.

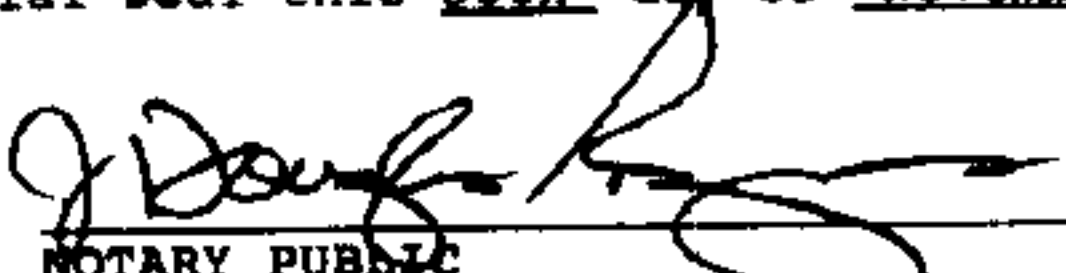

DAVID J. DAVIS (Seal)


LAVERNE S. DAVIS (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David J. Davis and LaVerne S. Davis, 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 30th day of November, 1998.


NOTARY PUBLIC
My Commission Expires 9/9/99