

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
CECILIA TANNER

831 Greystone Highlands Drive
Birmingham, AL 35242

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY-FOUR THOUSAND FOUR HUNDRED FORTY-TWO DOLLARS AND NO/100's (\$164,442.00) to the undersigned grantor or grantors, JAMES LEE MASDON and wife CYNTHIA A. MASDON, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto CECILIA TANNER (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 66, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$156,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

CYNTHIA A. MASDON, grantor, is one and the same person as CINDI D. ABERNATHY, grantee in deed recorded in Instrument #1995-01303.

TO HAVE AND TO HOLD Unto 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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, I/we have hereto set my/our hand(s) and seal(s), this the 14th day of December, 1998.

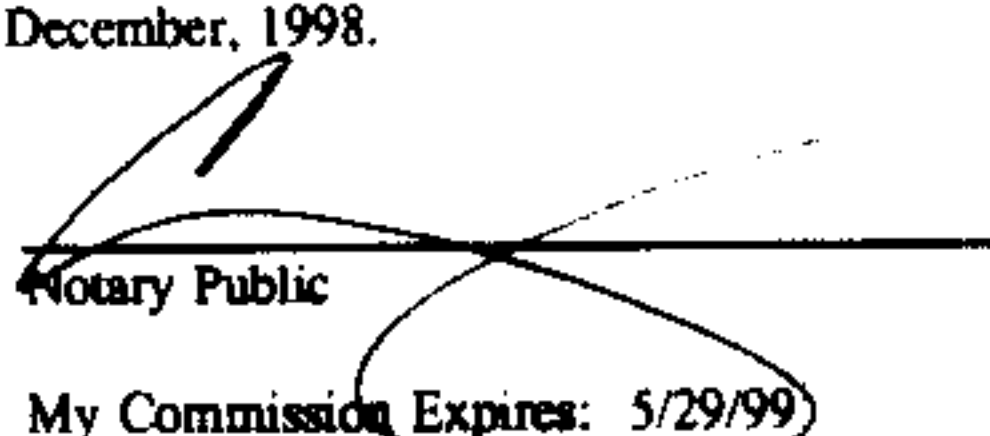

JAMES LEE MASDON


CYNTHIA A. MASDON

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES LEE MASDON and CYNTHIA A. MASDON, 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 14th day of December, 1998.


Notary Public

My Commission Expires: 5/29/99

12/22/1998-51025
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 17.00

Inst # 1998-51025