

This instrument was prepared by:
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Janice L. Compton
name
6569 Quail Run Drive
address
Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100..... DOLLARS (\$170,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, David Fedorko and wife, Sheila Fedorko

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Janice L. Compton, Unmarried

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 11, according to the Survey of Quail Run, Phase 2, except the Northeast
0.5 feet of said Lot 11, as recorded in Map Book 7, page 113, in the Probate
Office of Shelby County, Alabama.

Subject to taxes for 1999.
Subject to 50 foot building line, 10 foot easement on rear, 5 foot easement on
Southwest, restrictions as shown by recorded map, restrictions & covenants,
agreement with Alabama Power Company, restrictions regarding Alabama Power
Company, and rights-of-way to Alabama Gas Corp. and Alabama Power Company, of
record.
Grantors make no warranty of title as to mineral and mining rights.

\$ 136,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1999-01214

01/11/1999-01214
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRM 42.50

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 6th
day of January, 19 99

(Seal)
(Seal)
(Seal)
David Fedorko
Sheila Fedorko
Sheila Fedorko
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
David Fedorko and wife, Sheila Fedorko
whose name(s) 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 hands and official seal this 6th day of January, A.D. 19 99

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002