

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

GRANTEE'S ADDRESS
Rebekah R. Compton
612 Mt. Laurel Court
Birmingham, Alabama 35244

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ten Thousand and 00/100 (\$110,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **May Emma Phillips, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rebekah R. Compton, 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 30, according to the Survey of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Pages 10 and 10A in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

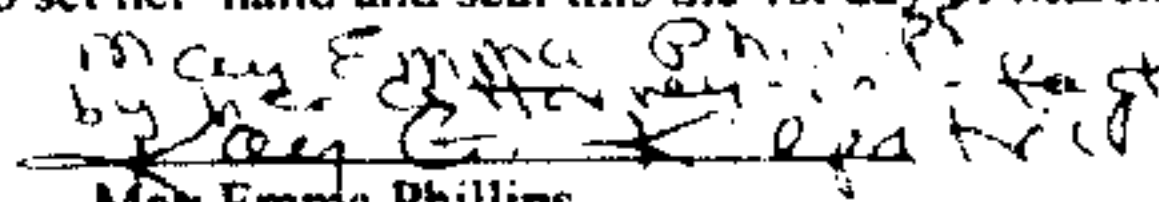
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$110,000.00 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 GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set her hand and seal this the 1st day of March, 2000.


May Emma Phillips
by her attorney in fact
Kay G. Kilpatrick

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kay G. Kilpatrick, whose name as Attorney In Fact for May Emma Phillips, a single individual, 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 1ST DAY OF MARCH, 2000.

My Commission Expires:

3/5/03


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 2000-06665

03/03/2000-06665

08:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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