

SEND TAX NOTICES TO:

Frances C. Ross
536 Creekview Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety-Five Thousand and no/100 Dollars (\$95,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **LINDA F. MIXON, a married woman**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **FRANCES C. ROSS**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 10, in Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, page 57, in the Probate Office of Shelby County, Alabama.

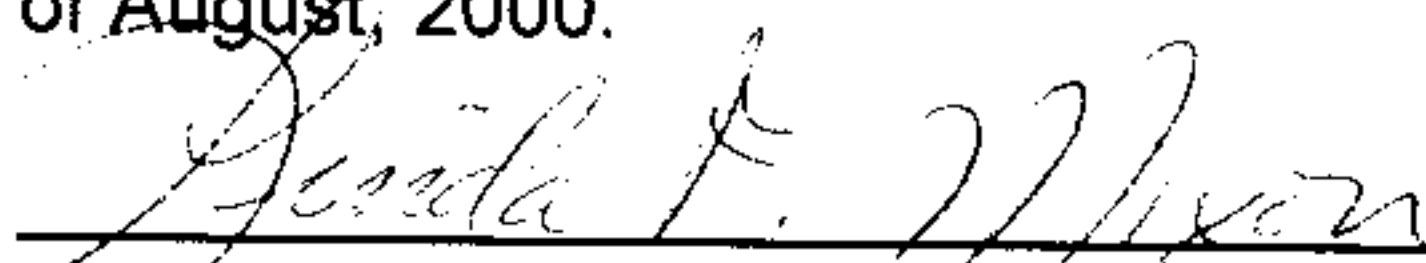
Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2000 and subsequent years not yet due and payable.

\$ 90,250.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the grantor nor of the grantor's spouse.

AND THE GRANTOR does for her heirs and executors, successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs executors, successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 30th day of August, 2000.


(GRANTOR) Linda F. Mixon

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda F. Mixon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of August, 2000.


NOTARY PUBLIC

My Commission Expires: 5-11-01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244

Inst # 2000-30535

09/06/2000-30535
08:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 13.50