

This instrument was prepared by:
(Name) Massey & Stotser, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: Bobby Gray Basden, Jr.
name
2720 Braelinn Parkway
address
Helena, Alabama 35080

WARRANTY DEED-

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

That in consideration of ONE HUNDRED SIX THOUSAND THREE HUNDRED NINETY FIVE AND NO/100-----
-----DOLLARS (\$106,395.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Timothy L. McCown and wife, Myra D. McCown

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bobby Gray Basden, Jr., an
unmarried man

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

Lot 55, according to the Survey of Braelinn Village, Phase III, as recorded in
Map Book 14, Page 42, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to: (1) Taxes for the year 2001 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and
conditions of record, if any. (3) Mineral and mining rights, if any.

\$108,522.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 2001-12231

04/03/2001-12231
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KB 12.00

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 15th
day of February, 2001

(Seal)

(Seal)

(Seal)

Timothy L. McCown (Seal)
Timothy L. McCown

Myra D. McCown (Seal)
Myra D. McCown

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that
Timothy L. McCown and wife, Myra D. McCown
who 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 15th day of February, 2001

My Commission Expires: 11-5-02

Marcia Ann Green
Notary Public