

No title search was done in the preparation of this deed.

Send tax notice to:
Wayne Dutton Construction, Inc.

This instrument prepared by:
Stewart National Title, Inc.
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

Inst # 2001-28013

07/06/2001-28013
01:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MB 17.50

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

\$500.00

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid to the undersigned, Oliver L. Quinn and wife, Susan B. Quinn, (hereinafter referred to as the "Grantors") by Wayne Dutton Construction, Inc., an Alabama Corporation, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

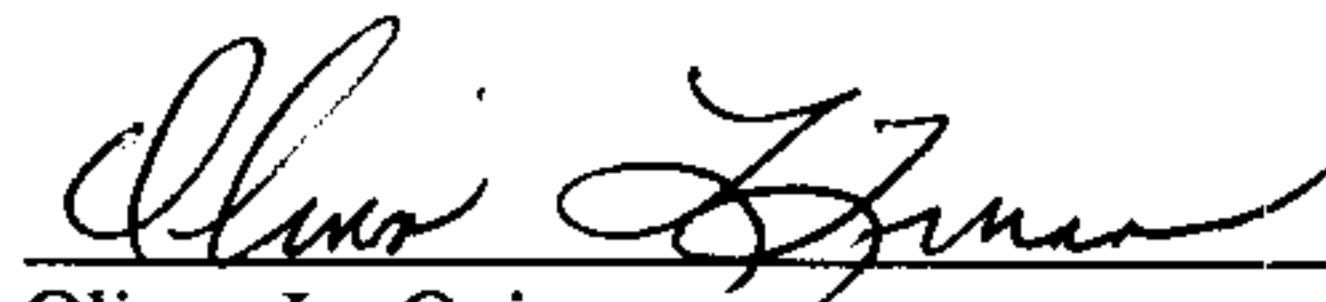
1. Current ad valorem taxes.
2. Building setback lines, easements, covenants, conditions and restrictions and rights-of-way, if any, of record.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and

mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this the 28th day of June, 2001.



Oliver L. Quinn



Susan B. Quinn

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Oliver L. Quinn and wife, Susan B. Quinn, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June,
2001.

Stephanie G. Miller
Notary Public

[NOTARIAL SEAL]

My Commission expires: 11-12-2002

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