

THIS INSTRUMENT PREPARED BY:
Kristy Liggan Riley, Esq.
1000 Urban Center Drive, Suite 250
Birmingham, Alabama 35242

SEND TAX NOTICE TO:
John and Charlotte Brady
2012 Glen Eagle Lane
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

Inst # 2002-05742

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Eighty-Two Thousand and no/100 Dollars (\$282,000.00) to **MARY JEAN HENKE**, a married woman (the "Grantor"), in hand paid by **JOHN BRADY AND CHARLOTTE BRADY** (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantees, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 4, according to the Map of Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, page 47, in the Probate Office of Shelby County, Alabama.

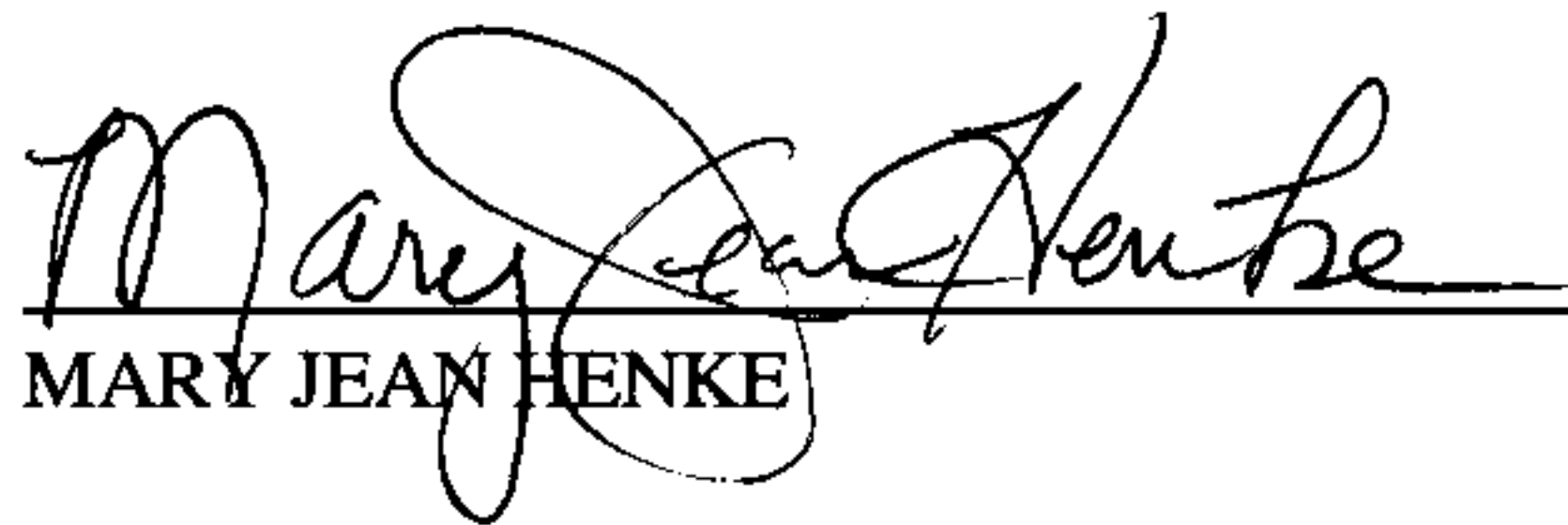
SUBJECT TO:

1. Taxes and assessments for the year 2002 and taxes for subsequent years, not yet due and payable.
2. 7.5 foot storm easement along the westerly portion of lot, as shown by recorded map.
3. 15 foot storm drainage easement along the southerly side of lot, as shown by recorded map.
4. 30 foot undisturbed buffer along the southeasterly side of lot, as shown by recorded map.
5. Restrictions as set forth in Real Volume 390, page 534 and Instrument #1992-09584, as recorded in the Probate Office of Shelby County, Alabama.
6. Articles of Incorporation of the Country Club Village Owner's Association, Inc., as set forth in Instrument #1992-09584, as recorded in the said Probate Office.
7. Right of way to Alabama Power Company, as set forth in Deed Book 320, page 30, as recorded in the said Probate Office.
8. Transmission Line Permit to Alabama Power Company, as set forth in Instrument #1992-27269, as recorded in the said Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as set forth in Deed Book 64, page 267, as recorded in the said Probate Office.

TO HAVE AND TO HOLD unto Grantees, subject to the matters described above, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

02/04/2002-05742
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 296.00

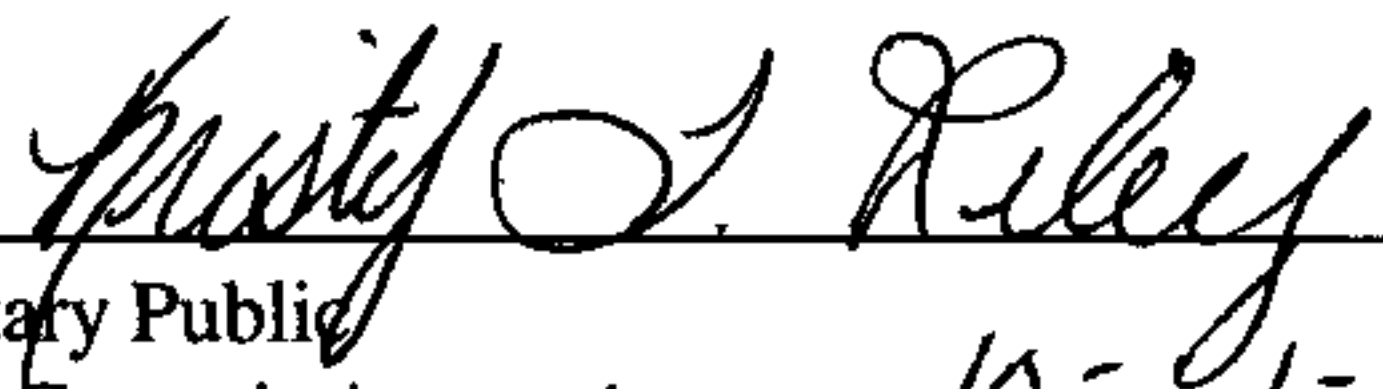
IN WITNESS WHEREOF, Grantor, MARY JEAN HENKE has caused this conveyance to be executed on this the 30th day of January, 2002.


MARY JEAN HENKE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARY JEAN HENKE, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2002.


Notary Public
My Commission expires: 10-1-05

Inst # 2002-05742

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02/04/2002-05742
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HEL 296.00