

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$163,500.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Judith A. Sumner, married, the surviving grantee of that certain deed in 1993-10966, the other grantee, Jerry R. Sumner died on 4-25-02., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Timothy A. Browning and Angelea Y. Browning, husband and wife, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 15. Sector 2 according to the Survey of Apache Ridge Sectors 2 and 3 as recorded in Map Book 16, Page 60, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$158,595.00 was paid from first mortgage recorded herewith.

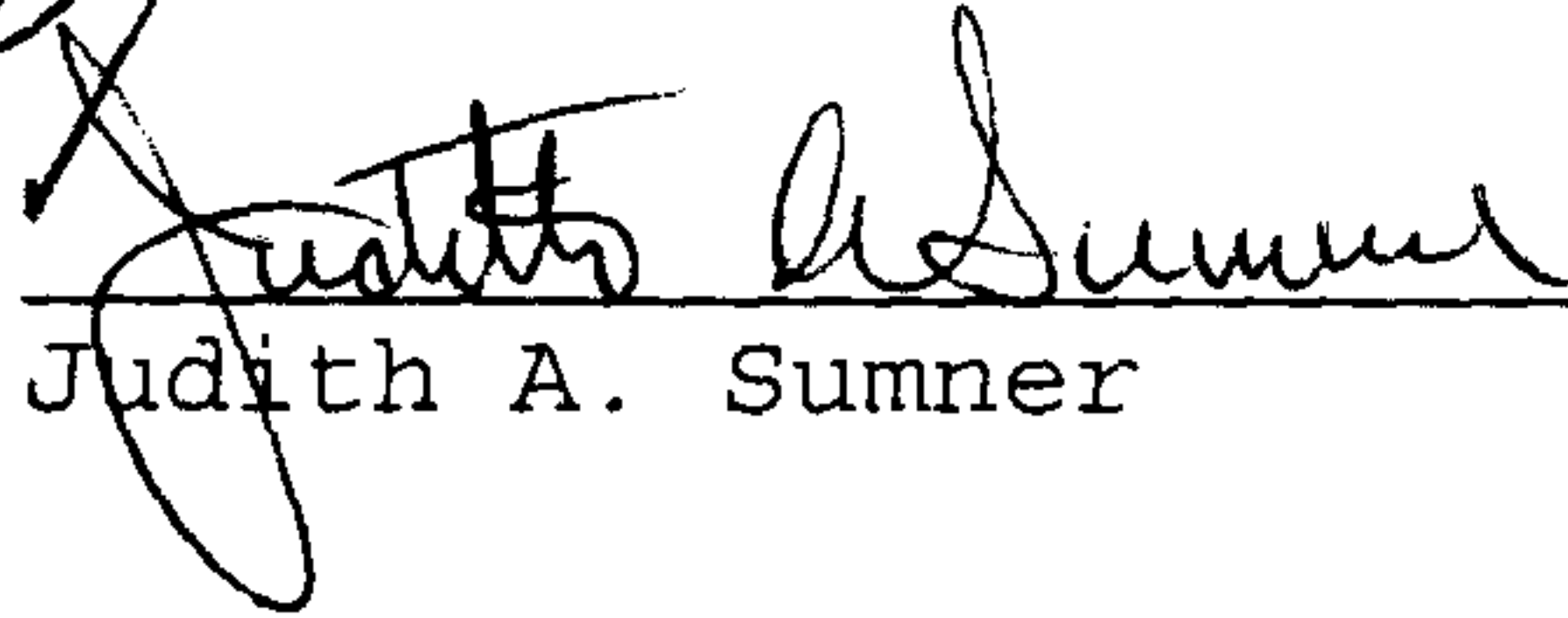
Grantee's address: 112 LITTLE FAWN LN
ALABAMA AL 35007

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as

aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 15th day of MAY, 2002.



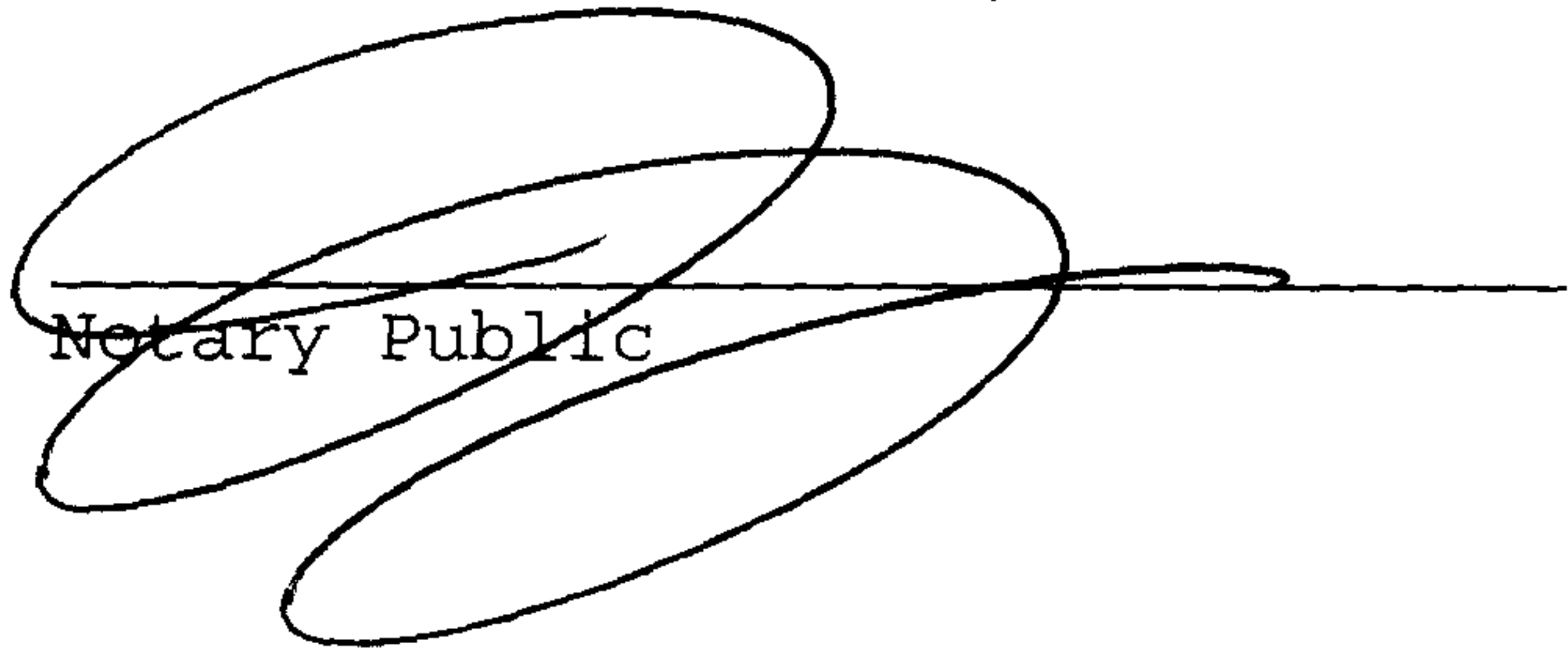
Judith A. Sumner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Judith A. Sumner, married, the surviving grantee of that certain deed in 1993-10966, the other grantee, Jerry R. Sumner died on 4-25-02., whose name 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 the 15th day of MAY, 2002.



Notary Public

My Commission Expires:
8/29/02