

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Deborah S. McCune
131 Cedar Bend Drive
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$127,000.00) to the undersigned grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JAMES H. BREWER AND WIFE, ANGELA C. GRIFFIN BREWER** (herein referred to as Grantors) do grant, bargain, sell and convey unto **DEBORAH S. MCCUNE** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 4, in Block 3, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

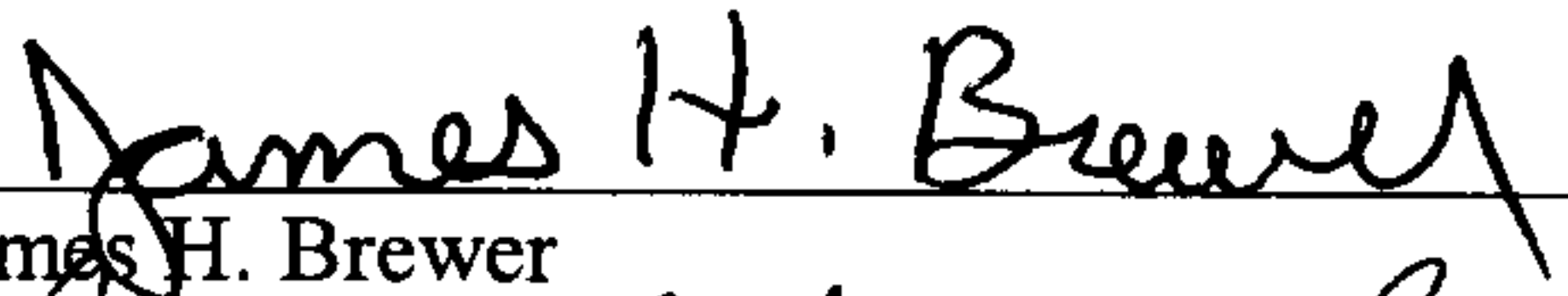
\$101,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Angela C. Griffin Brewer is one and the same person as Angela C. Griffin.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 22nd day of July, 2002.


James H. Brewer


Angela C. Griffin Brewer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JAMES H. BREWER AND WIFE, ANGELA C. GRIFFIN BREWER** whose names 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of July, 2002.


Notary Public

My Commission Expires:

11-20-04