

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Benita Parsons

2559 Foothills Drive

Birmingham, AL 35226

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Five Thousand and No/100, (\$185,000.00) DOLLARS, in hand paid to the undersigned, Richard A. Shinn, and spouse, J. Suzanne Shinn, (hereinafter referred to as "GRANTORS"), by Benita Parsons, a single woman, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 44, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

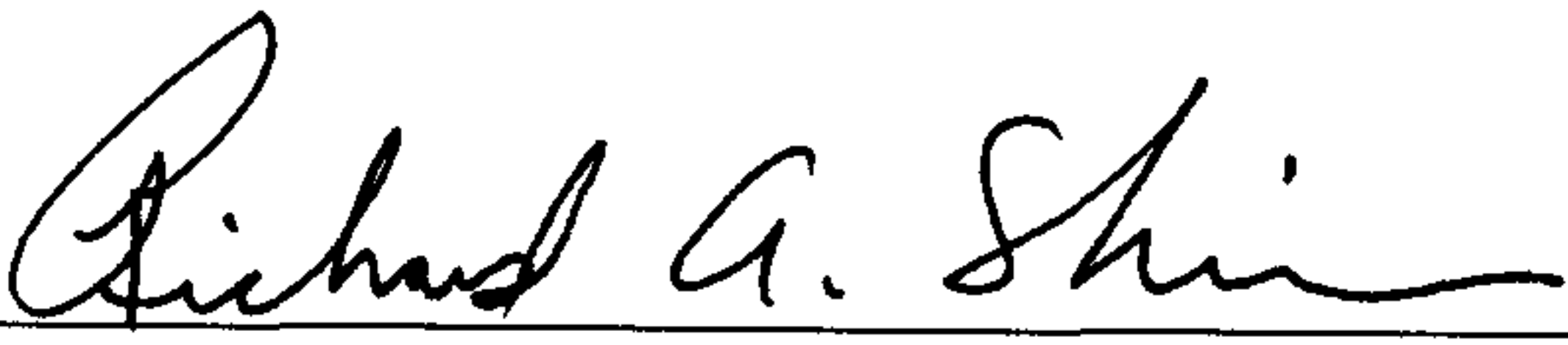
1. Ad valorem taxes for the year, 2002.
2. 10 foot easement on East, as shown by recorded map.
3. Restrictions appearing of record in Volume 310, Page 283; Misc. Volume 14, Page 536; Volume 17, Page 550 and Misc. Volume 34, Page 549, in the Probate Office of Shelby County, Alabama, by omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Agreement with Alabama Power Company recorded in Misc. Volume 21, Page 393 in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company recorded in Misc. Volume 21, Page 392, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
7. Building setback lines and easements, if any, as shown on the plat of said subdivision.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
9. Easements, or claims of easements, not shown by the public records.

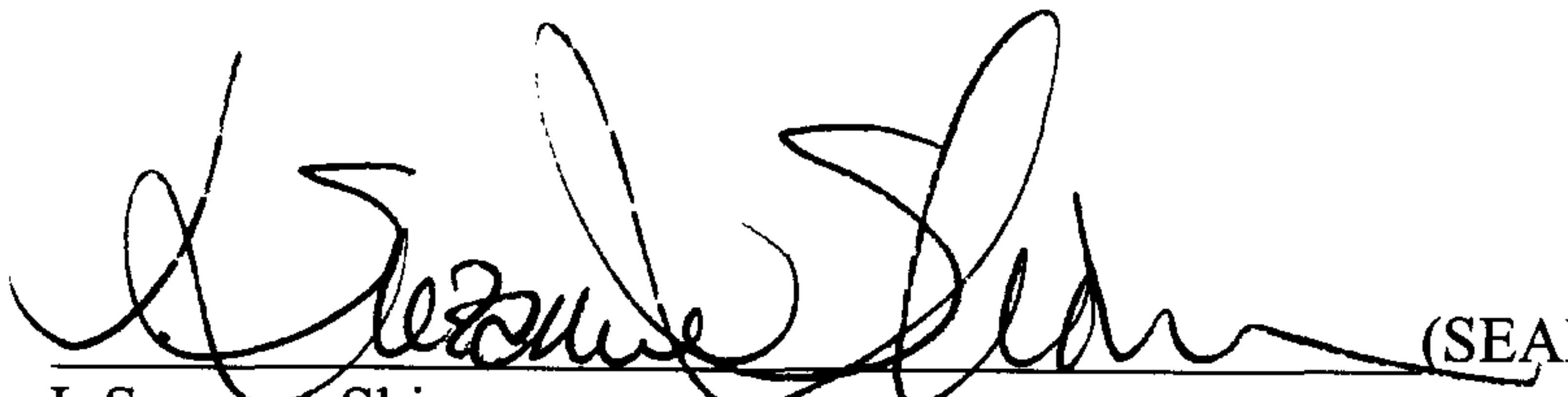
TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her 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 our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out herein above.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of July, 2002.


Richard A. Shinn (SEAL)
GRANTOR

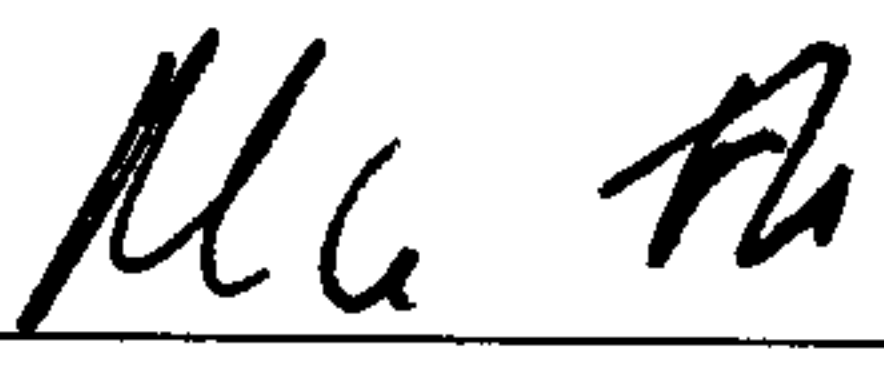

J. Suzanne Shinn (SEAL)
GRANTOR


Benita Parsons (SEAL)
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard A. Shinn and spouse, J. Suzanne Shinn 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, they executed the same voluntarily on the day the same bears date.

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

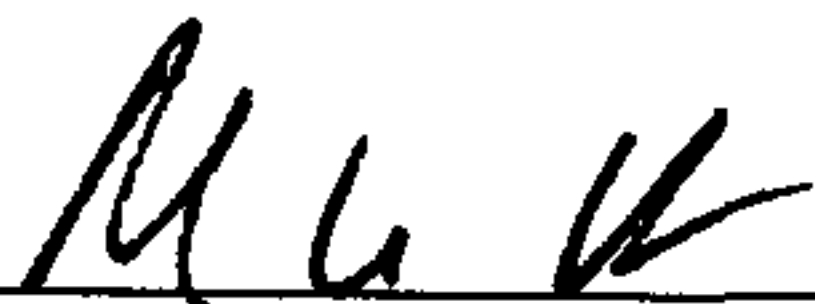

NOTARY PUBLIC
My commission expires:

My Commission Expires: May 21, 2004

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Benita Parsons, a single woman, whose name is signed to the foregoing conveyance as GRANTEE, 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 July, 2002.



NOTARY PUBLIC

My commission expires:

My Commission Expires: May 21, 2004