

✓ This instrument was prepared by:
Corley, Moncus & Ward, P.C. (File)
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To: Michael J. Wanhatalo
136 Palm Drive
Alabaster, Alabama 35007

WARRANTY DEED


20020815000388350 Pg 1/1 20.00
Shelby Cnty Judge of Probate, AL
08/15/2002 14:39:00 FILED/CERTIFIED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Nineteen Thousand four Hundred Twenty-Five dollars and no/100s (\$119,426.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John J. Wanhatalo and wife, Debbie S. Wanhatalo (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael J. Wanhatalo, an unmarried man, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 53, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, being a re-recording of Map Book 19, Page 127 and Map Book 19, Page 91, in the Probate Office of Shelby County, Alabama.

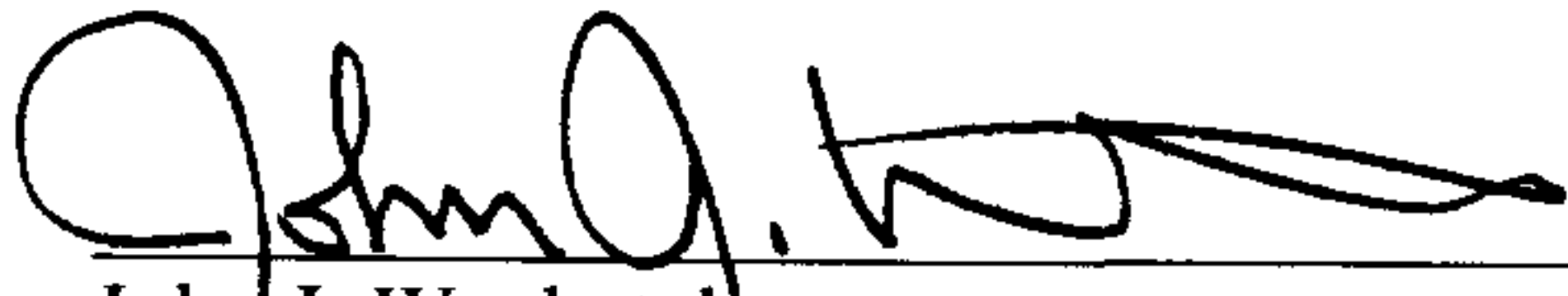
Subject to current taxes, easements and restrictions of record.

\$113,450.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th day of August, 2002.

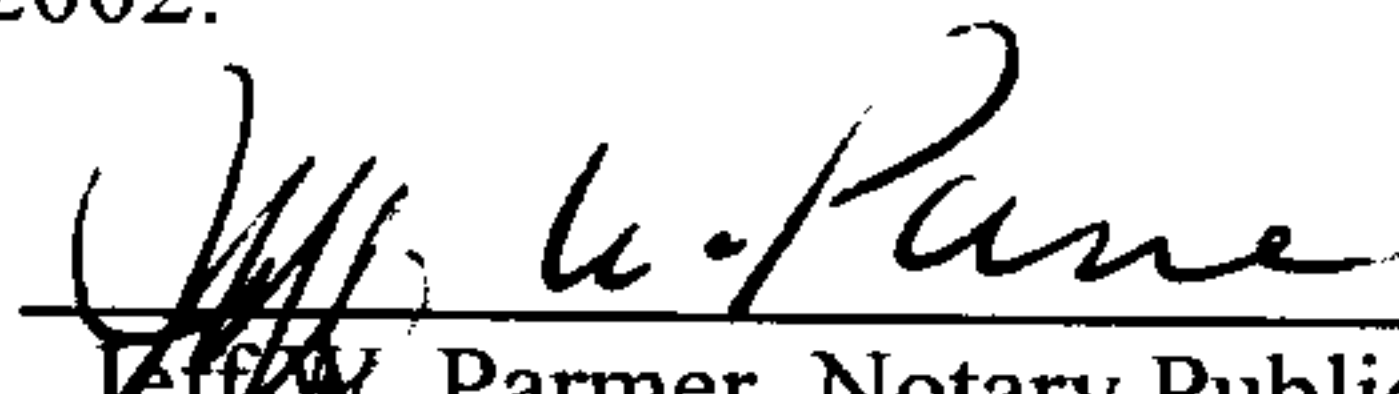

John J. Wanhatalo

State of Alabama

Jefferson County

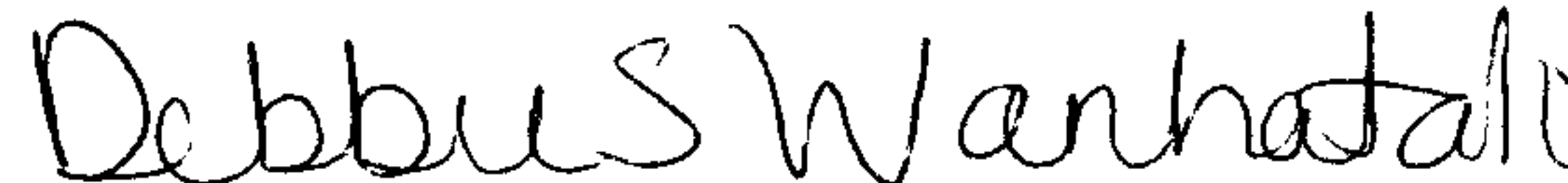
I, Jeff W. Parmer, a Notary Public in and for the said County, in said State, hereby certify that John J. Wanhatalo whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 2002.


Jeff W. Parmer, Notary Public

My commission expires: 9/27/2004

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 9th day of August, 2002.

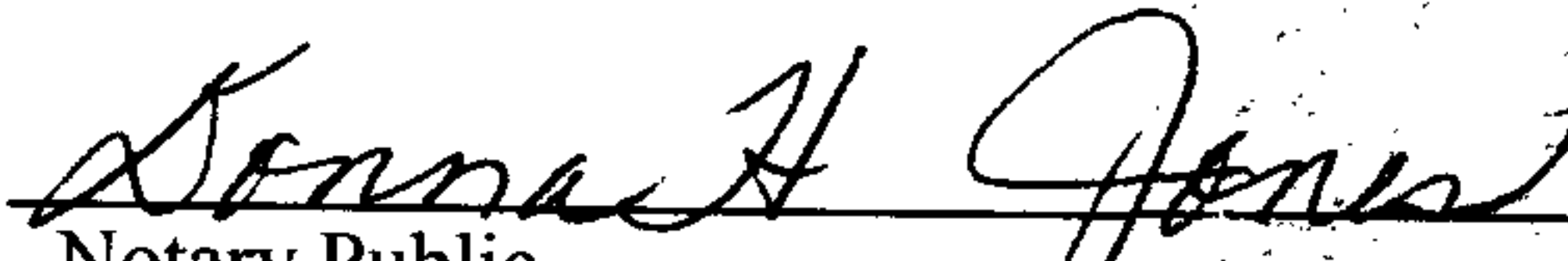

Debbie S. Wanhatalo

State of Alabama

Jefferson County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Debbie S. Wanhatalo 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 9th day of August, 2002.


Notary Public

My commission expires:

MY COMMISSION EXPIRES OCTOBER 29, 2002