

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

\$332,500.00

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 GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jeffrey Scott Brown and Tammy Davis Brown, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto John J. Bogenschultz, a single man, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 2310 according to the Survey of Riverchase Country Club, Twenty Third Addition, Residential Subdivision as recorded in Map Book 10, Page 11 A & B, 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.

\$266,000.00 was paid from first mortgage recorded herewith.

#20,000.00 WAS PAID FROM A 2ND MORTGAGE RECORDED HEREWITH. JHA

Grantee's address: 2216 BANK BERRY DR
PELHAM AL 35244

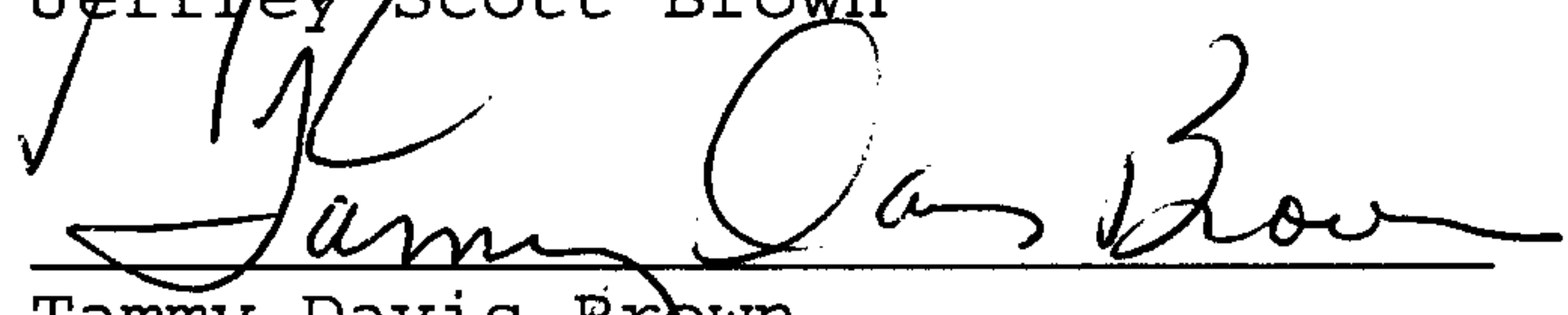
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall,

warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 23RD day of SEPTEMBER, 2002.


Jeffrey Scott Brown


Tammy Davis Brown

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jeffrey Scott Brown and Tammy Davis Brown, husband and wife, 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 the 23RD day of SEPTEMBER, 2002.


Notary Public

My Commission Expires:

8-29-06