

WARRANTY DEED

State of Alabama)
)
Shelby County)
To All To Whom These Presents Shall Come, Greetings :

Be it Known That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$275,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, Ronnie Morton, a married man, (herein referred to as "Grantor"), has granted, bargained and sold and by theses presents does *grant, bargain, sell* and *convey* unto Mid South Mortgage, Inc., (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Final Plat of Old Town Office Park, as recorded in Map Book 29, page 58, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the years 2003, and thereafter; easements, restrictions, covenants, and rights of way of record.


The entire purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantor warrants that no part of subject property constitutes his homestead or that of his spouse.

To Have and to Hold to the said Grantee, its successors and assigns, forever.

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

In Witness Whereof, I have hereunto set my hand and seal, this 3rd day of January, 2003.

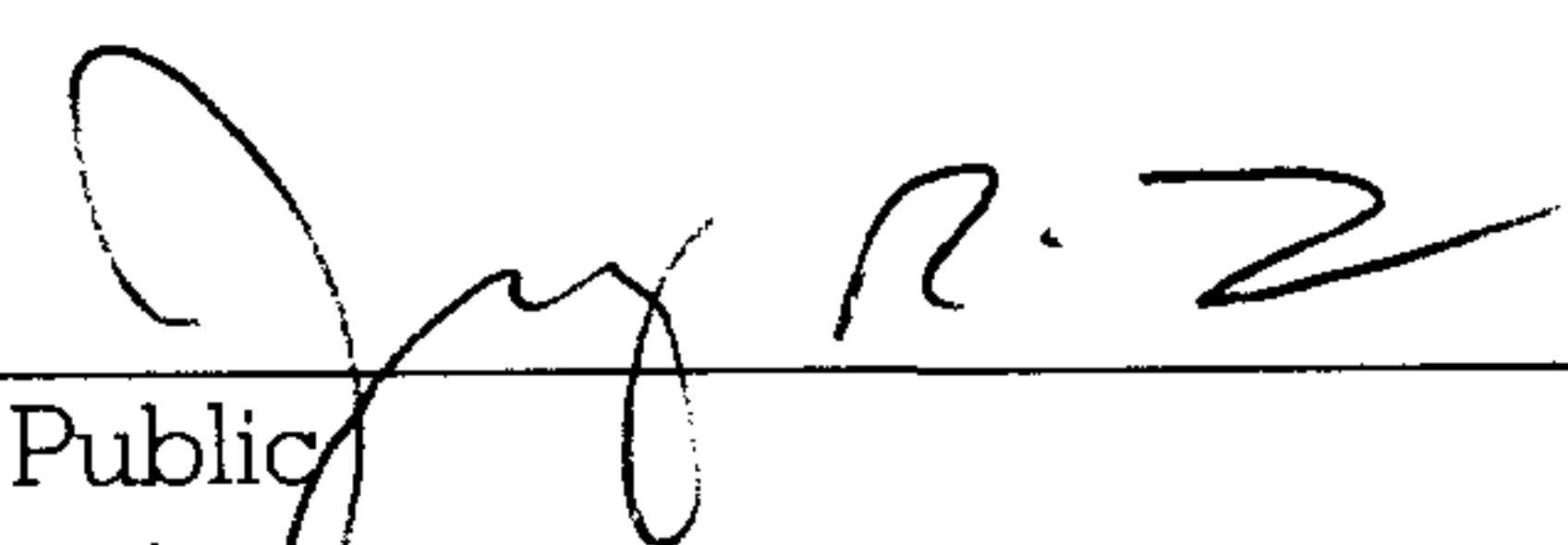


Ronnie Morton (Seal)

State of Alabama)
Jefferson County)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronnie Morton, a married man, 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 3rd day of January, 2003.



Notary Public
My commission expires:

✓ This instrument was prepared by:
Larry R. Newman
Newman Lees, LLC
300 Office Park Drive, Suite 105
Birmingham, Alabama 35223


JEFFREY R. LEES
Notary Public, Alabama State At Large
My Commission Expires April 17, 2005