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10482

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FRANK JOSEPH PRUSHA, JR
128 BLUE SPRING PLACE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND DOLLARS and 00/100 (\$143,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TORRANCE VINCENT BASSARD and ALETA BASSARD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FRANK JOSEPH PRUSHA, JR, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 100, ACCORDING TO THE SURVEY OF SUMMERBROOK, SECTOR 5, PHASE I, AS RECORDED IN MAP BOOK 21, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003, WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 30 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. NOTE: MAP BOOK 21, PAGE 55 SHOWS THE FOLLOWING RESERVATION:
SINK HOLE PRONE AREA-THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, AN AREA WHERE NATURL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBER THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREET ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION , OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY".
5. PIPELINE PERMIT AND RIGHT OF WAY TO SOUTHERN NATURAL GAS CORPORATION, RECORDED IN DEED BOOK 90, PAGE 445, AND DEED BOOK 90, PAGE 333, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO PLANTATION PIPELINE COMPANY RECORDED IN DEED BOOK 112, PAGE 364; DEED BOOK 112, PAGE 280 AND DEED BOOK 212, PAGE 635, IN THE

PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. EASEMENT TO ALABASTER WATER AND GAS BOARD RECORDED IN DEED BOOK 278, PAGE 391, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. COAL, OIL, HAS AND OTHER MINERAL INTERESTS IN, TO OR UNDER THE LAND HEREIN DESCRIBED ARE NOT INSURED.
9. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHTS AS RECORDED IN INSTRUMENT 1996/22426, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. COVENANT FOR STORM WATER RUNOFF CONTROL RECORDED IN INSTRUMENT 1996/23989, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$114,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TORRANCE VINCENT BASSARD and ALETA BASSARD, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of February, 2004.


TORRANCE VINCENT BASSARD

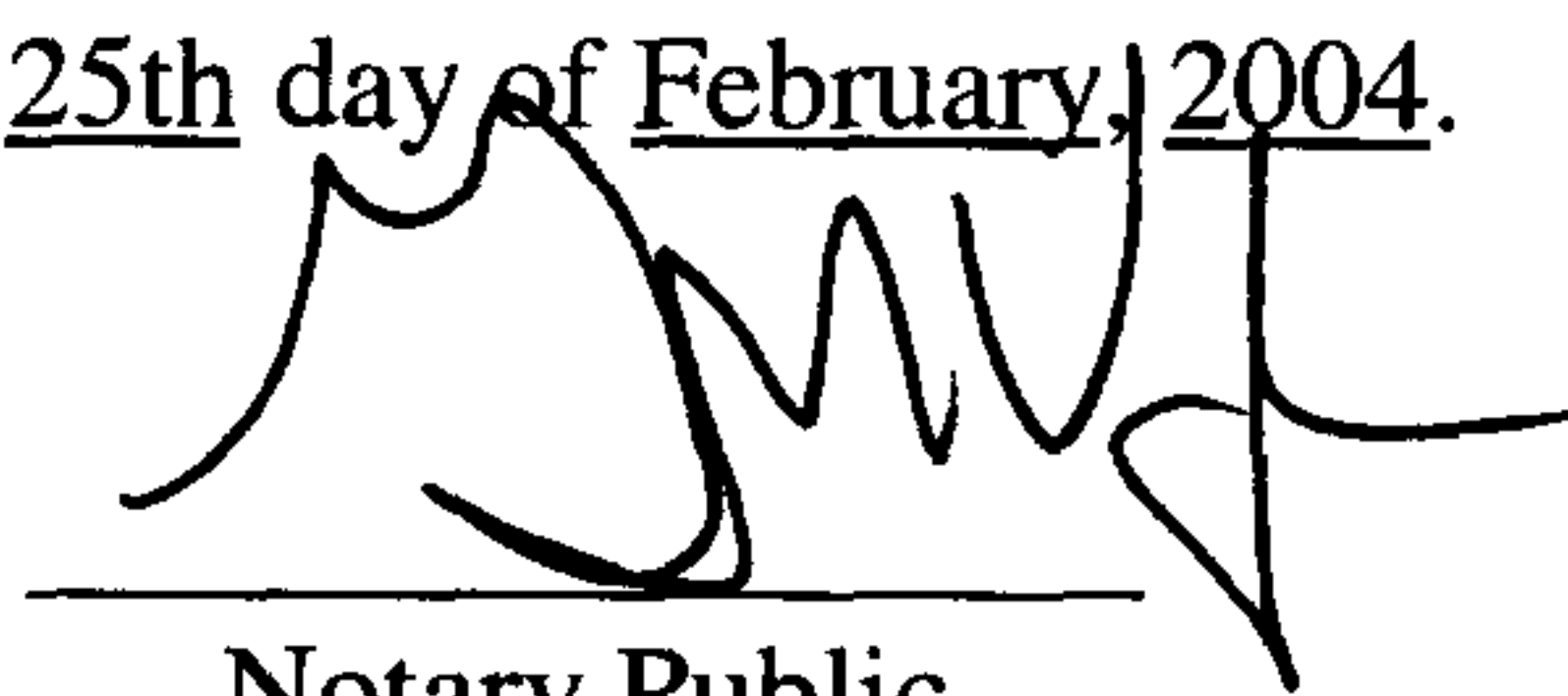

ALETA BASSARD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TORRANCE VINCENT BASSARD AND ALETA BASSARD whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of February, 2004.


Notary Public

My commission expires: 9.29.06