

Send Tax Notice to:
Kelly Cunningham
701 Gables Drive
Birmingham, Alabama 35244

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100(\$87,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, LAWRENCE M. McMEANS, a married man (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto KELLY CUNNINGHAM(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 701, Building 7, in the Gables, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327, Real Volume 50, Page 340 and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691, Real 238, Page 241 and Real 269, Page 270 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2003 and subsequent years not yet due and payable.
- (2) Limitations and conditions imposed by the Condominium Law of Alabama as set out in Title 35 Chapter 8, condominium Ownership Act, Acts 1964 1st Executive Sessions No. 206, Pages 266 and Acts 1973 No. 1059, Page 1732 1975 Code of Alabama.
- (3) Right of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party

walls, walkways and entrance.

- (4) Title to all oil, gas and minerals within and underlying the premises together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 464.
- (5) Declaration of protective covenants, agreements, easements, charges and liens for Riverchase(Business) as recorded in Misc. Book 13, Page 50, as Amended by Amendment No. 1 in Misc. Book 15, Page 189 and further amended by Amendment No. 2 as recorded in Misc. Book 19, Page 633.

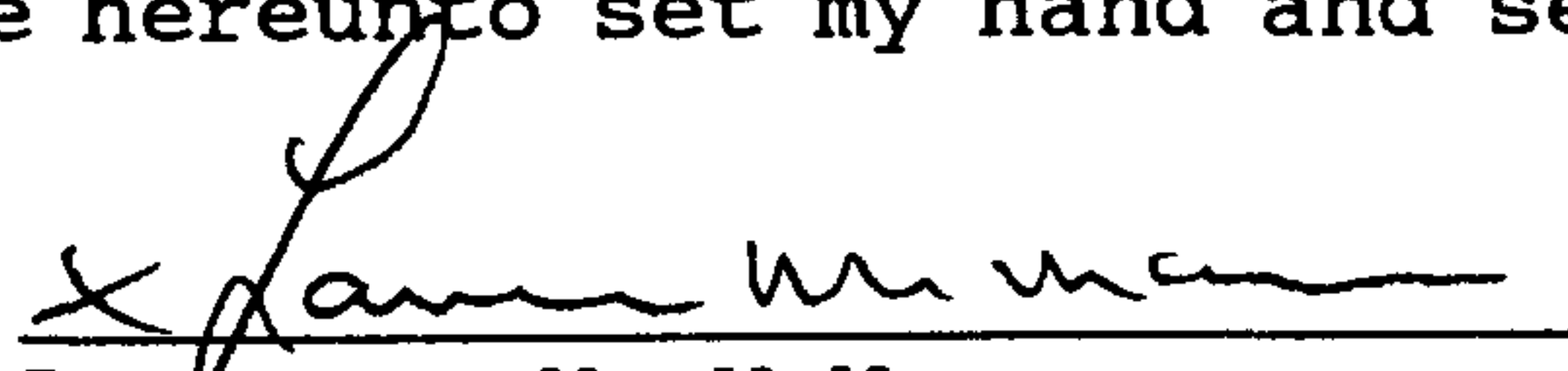
\$70,000.00 of the above recited consideration is furnished through a mortgage filed simultaneously herewith.

This property does not constitute the homestead of the grantor or his spouse.

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

And I do for myself and for my heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of August, 2003.

 (Seal)
Lawrence M. McMeans

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lawrence M. McMeans, 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 29th day of August, 2003.


Notary Public

My Commission Expires: 4-8-2005.