

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Carrie Nichole Long
601 Hillsboro Lane
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$79,900.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Louise Avery, unmarried**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Carrie Nichole Long** (hereinafter referred to as Grantee) together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, Block 3, according to the Resurvey of Breckenridge Park, as recorded in Map Book 9, Page 110, in the Probate Office of Shelby County, Alabama.

(\$79,900.00 of the purchase price being paid with two mortgage loans executed and recorded contemporaneously herewith.)

Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns, together with every contingent remainder and right of reversion.

And Grantor does for herself, her heirs and assigns covenant with said Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns will warrant and defend the same to said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

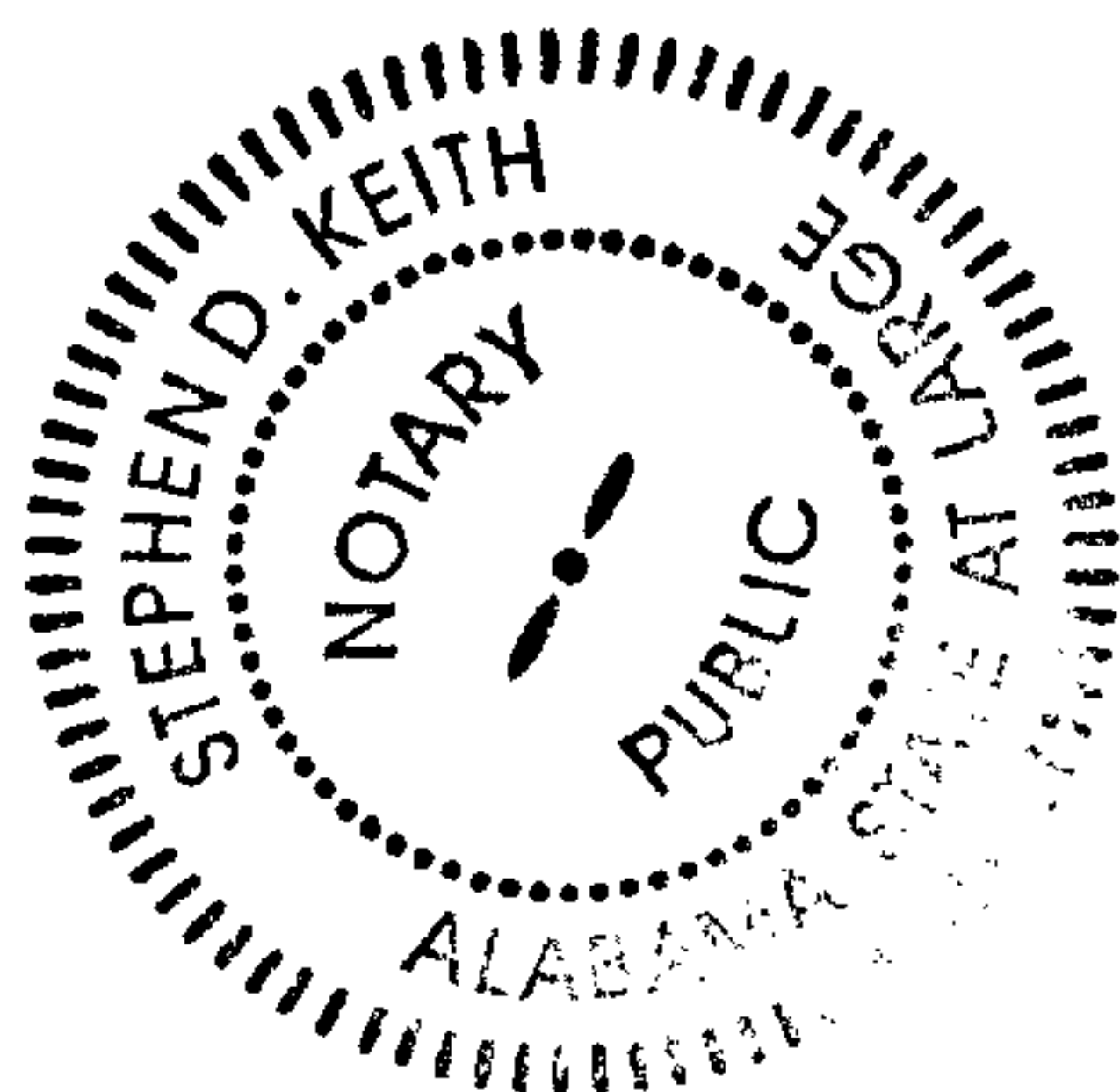
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 29 Day of DEC, 2003.


Louise Avery

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Louise Avery and whose name is signed to the foregoing conveyance, and who appeared before me and who is known to me acknowledged before me on this day, that being informed of the contents she executed the same voluntarily for and as her act on the day same bears date.

Given under my hand and seal this 29th day of DEC, in the year 2003.



Notary Public

My Commission Expires:

3/21/2004