

DJ
10252

(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:

CATHERINE L. BURKHARDT
117 HIDDEN CREEK COVE
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWELVE THOUSAND DOLLARS and 00/100 (\$112,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BRANDON G. ANDERSON AND AMY MORRISON ANDERSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CATHERINE L. BURKHARDT, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 56, ACCORDING TO THE SURVEY OF PHASE ONE, HIDDEN CREEK TOWNHOMES AS RECORDED IN MAP BOOK 27, PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 15 FOOT BUILDING LINE FROM HIDDEN CREEK COVE AND A 10 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1998-3074 AMENDED IN INSTRUMENT 1998-3075 INSTRUMENT 1998-3077 AND INSTRUMENT 1999-1568 AMENDED IN INSTRUMENT 1993-23229 AND AMENDED AND SUPPLEMENTED IN INSTRUMENT 1000-8567 AND AMENDED IN INSTRUMENT 2000-41083.
4. RIGHTS OF WAY TO PLANTATION PIPELINE AS RECORDED IN DEED BOOK 306 PAGE 416; DEED BOOK 252, PAGE 603 DEED BOOK 229 PAGE 335 AND DEED BOOK 253, PAGE 572.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 127, PAGE 375.
6. RIGHTS 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 WALKWAY AND ENTRANCE.

\$89,600.00 of the consideration herein was derived from a mortgage closed

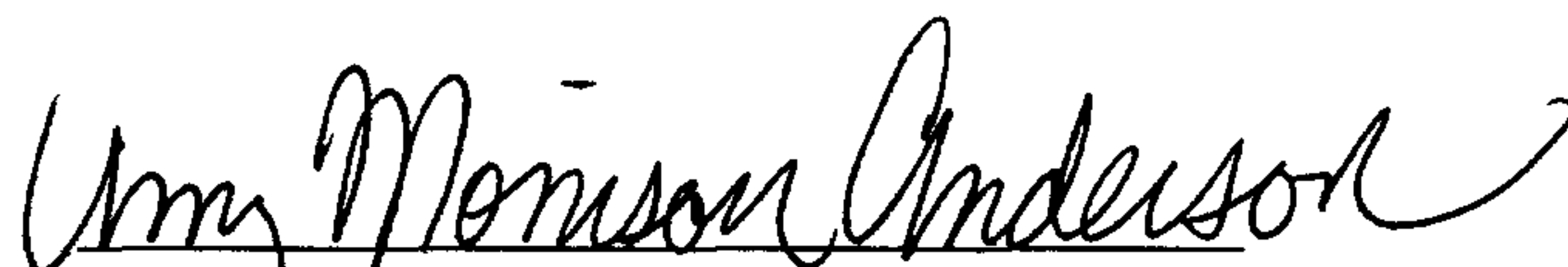
simultaneously herewith.

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, BRANDON G. ANDERSON, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of December, 2003.


BRANDON G. ANDERSON

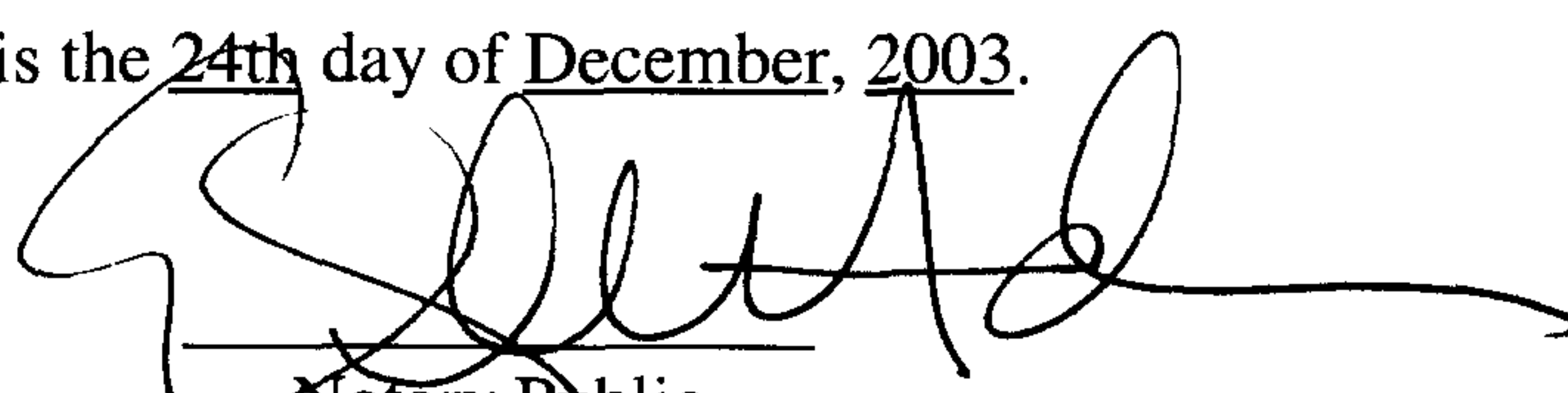

AMY MORRISON ANDERSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BRANDON G. ANDERSON AND AMY MORRISON ANDERSON, 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 24th day of December, 2003.


Notary Public

My commission expires: 10.2.05