

This instrument was prepared by:

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Elizabeth L.B. Thomasson

name

600 County Road 438


address

Wilsonville, AL 35186

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:


20040120000033320 Pg 1/2 27.50
Shelby Cnty Judge of Probate, AL
01/20/2004 11:01:00 FILED/CERTIFIED

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100-----

-----DOLLARS (\$270,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, S. John Lakanen and wife, Karen C. Lakanen

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Elizabeth L.B. Thomasson

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

SUBJECT TO:

1. Ad valorem taxes for the year 2004, which are a lien, but not yet due and payable until October 1, 2004.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 256,500.00 of the purchase price recited herein was derived from the
proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all person.


IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 15th
day of January, 2004

(Seal)

(Seal)

(Seal)



S. John Lakanen (Seal)


Karen C. Lakanen (Seal)


(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
S. John Lakanen and wife, Karen C. Lakanen
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 15th day of January A.D., 2004



David F. Ovson Notary Public

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES
BONDED THROUGH 12/31/2004

EXHIBIT "A"

PARCEL I:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ on an azimuth of $359^{\circ}45'$ a distance of 775.75 feet to a point on the Easterly ROW of Shelby County Road #438, thence an azimuth of $20^{\circ}22'$ Northeasterly along the said ROW a distance of 72.08 feet to the point of beginning of a 2.0 acre tract; thence an azimuth of $107^{\circ}00'$ Southeasterly a distance of 310.95 feet to the point of beginning of a 3.00 acre tract of land herein described; thence an azimuth of $80^{\circ}35'38"$ Northeasterly a distance of 390.71 feet; thence an azimuth of $00^{\circ}06'27"$ Northerly a distance of 308.35 feet; thence an azimuth of $270^{\circ}34'12"$ Northwesterly a distance of 382.00 feet; thence an azimuth of $180^{\circ}37'42"$ Southwesterly a distance of 375.99 feet to the point of beginning of said 3.00 acre tract.

Situated in Shelby County, Alabama.

PARCEL II:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run thence on an azimuth of $359^{\circ}45'$ Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 775.75 feet to a point; thence run on an azimuth of $20^{\circ}22'$ a distance of 72.08 feet to the point of beginning of the property being described; thence run on an azimuth of $107^{\circ}00'$ a distance of 310.95 feet to a point; thence run on an azimuth of $0^{\circ}37'42"$ a distance of 375.99 feet to a point; thence run on an azimuth of $270^{\circ}34'12"$ in a Westerly direction a distance of 191.30 feet to a point on the East right of way line of Shelby County Highway No. 438; thence run Southwesterly along said right of way line on an azimuth of $204^{\circ}23'59"$ a distance of 57.94 feet to a point on same right of way line; thence continue along said right of way line in a Southwesterly direction on an azimuth of $203^{\circ}06'01"$ a distance of a distance of 100.17 feet to a point; thence continue along said right of way line in said direction on an azimuth of $203^{\circ}05'39"$ a distance of 95.55 feet to a point; thence continue along said right of way line in said direction on an azimuth of $189^{\circ}55'46"$ a distance of 54.99 feet to the point of beginning

Situated in Shelby County, Alabama.