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(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:

JULIE J. ROMETT  
116 SETTING SUN LANE  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY NINE THOUSAND EIGHTY ONE DOLLARS and 00/100 (\$159,081.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PHILLIP DAVID REILLY and DIANE GAIL REILLY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JULIE J. ROMETT, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 11, SECTOR 3, ACCORDING TO THE SURVEY OF APACHE RIDGE SUBDIVISION, SECTORS 2 & 3, AS RECORDED IN MAP BOOK 16, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. CURRENT TAXES BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. 10 FOOT EASEMENT ALONG REAR LOT LINE AS PER PLAT.
3. BUILDING AND SETBACK LINES OF 30 FEET AS RECORDED IN MAP BOOK 16, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
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 INSTRUMENT NO. 1992-12975, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 271, PAGE 735, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS RO NATIONAL ORIGIN) AS SET FORTH IN THE

DOCUMENT RECORDED IN INSTRUMENT NO. 1992-10908, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

\$150205.00 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, PHILLIP DAVID REILLY and DIANE  
GAIL REILLY, have hereunto set his, her or their signature(s) and seal(s), this the 23rd day of  
January, 2004.

*Phillip David Reilly, acting  
by and through his attorney  
in fact, Lee Guess*  
PHILLIP DAVID REILLY, ACTING  
BY AND THROUGH HIS ATTORNEY  
IN FACT, LEE GUESS  
*Diane Gail Reilly, acting by  
and through her attorney  
in fact, Lee Guess*  
DIANE GAIL REILLY, ACTING  
BY AND THROUGH HER ATTORNEY  
IN FACT, LEE GUESS

ACKNOWLEDGMENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that, LEE GUESS  
whose name as Attorney in Fact for PHILLIP DAVID REILLY, is signed to the foregoing instrument and who is  
known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such  
Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 4TH DAY OF FEBRUARY, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9.29.06

ACKNOWLEDGMENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that, LEE GUESS  
whose name as Attorney in Fact for DIANE GAIL REILLY, is signed to the foregoing instrument and who is known  
to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney  
in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 4TH DAY OF FEBRUARY, 2004.

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9.29.06