

THIS INSTRUMENT PREPARED BY:  
BOARDMAN, CARR, WEED & HUTCHESON, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADL  
John Christopher Myers  
48 Helms Drive  
Chelsea, Alabama 35043

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ninety-Nine Thousand Nine Hundred Ninety-Nine and 00/100 (\$99,999.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lori Perdue Rikard and Mark Allan Rikard, wife and husband**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **John Christopher Myers, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 10, according to the Survey of Chelsea Estates, First Addition, as recorded in Map Book 5 page 65 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$98,453.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 19th day of February, 2004.

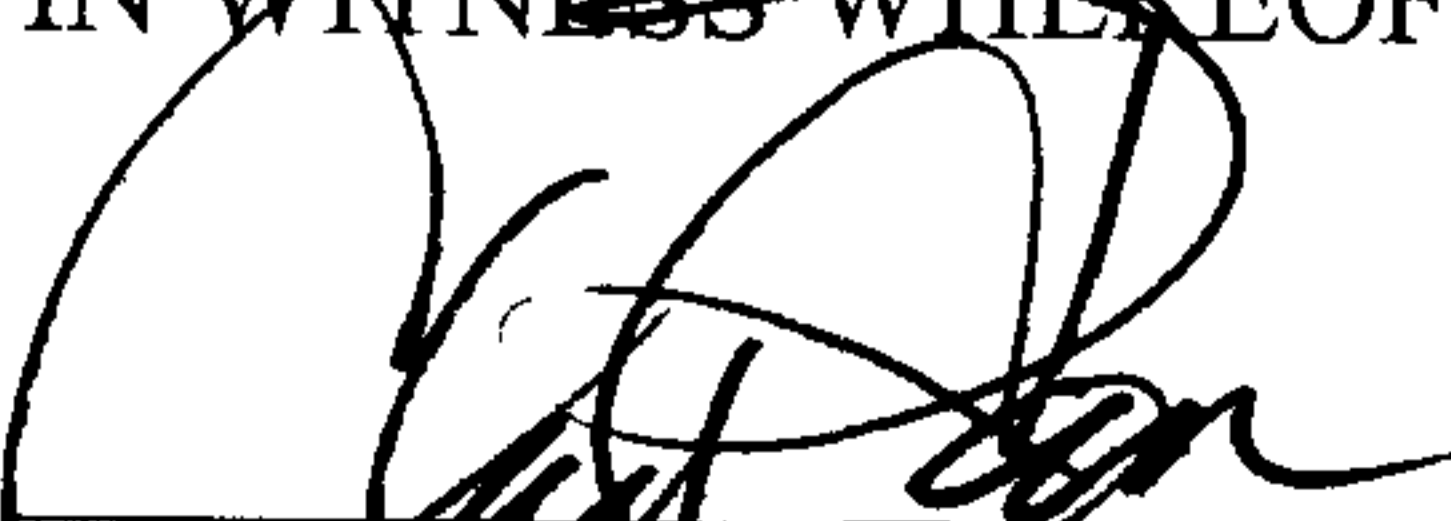
  
Lori Perdue Rikard

  
Mark Allan Rikard

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lori Perdue Rikard and Mark Allan Rikard, wife and husband whose names 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of February, 2004.

  
NOTARY PUBLIC  
My Commission Expires: 12/28/06