

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS(\$164,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **TERRI H. GRACE and spouse, MICHAEL L. GRACE**(GRANTORS) do grant, bargain, sell and convey unto **RHONDA M. LEWIS**(GRANTEE) in and to the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 14, ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, HIGHLANDS, AS RECORDED IN MAP BOOK 11, PAGE 25 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004.

MINERALS AND MINING RIGHTS RECORDED IN DEED BOOK 79, PAGE 297 AND DEED BOOK 162, PAGE 381.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 101, PAGE 551 AND DEED BOOK 112, PAGE 49.

RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA, IN DEED BOOK 135, PAGE 364.

RESTRICTIONS RECORDED IN REAL VOLUME 144, PAGE 124, AMENDED BY INSTRUMENT #1997-32801, AND FURTHER AMENDED BY INSTRUMENT #1998-100.

RESTRICTIONS SHOWN ON RECORDED MAP.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN REAL VOLUME 157, PAGE 579.

TERMS, AGREEMENTS AND RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 145, PAGE 705.

AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION RECORDED IN REAL VOLUME 145, PAGE 172.

EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.

ALL THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

TERRI H. GRACE IS ONE AND THE SAME PERSON AS TERRIE NELL DeFRANK.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said GRANTORS do for themselves, their heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the same **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 19TH day of FEBRUARY, 2004.

TERRI H. GRACE Seal
TERRIE H. GRACE

MICHAEL L. GRACE Seal
MICHAEL L. GRACE

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **TERRI H. GRACE and spouse, MICHAEL L. GRACE** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and seal this 19TH day of FEBRUARY, 2004.

Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
205 879 3400

SEND TAX NOTICE TO:
RHONDA M. LEWIS
303 KEVIN WAY
BESSEMER, AL 352022