

This instrument was prepared by:

Grantee's address:
131 Kingsley Court
Alabaster, AL 35007

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-two Thousand Five Hundred and no/100 DOLLARS (\$42,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James N. Carroll and Betty L. Carroll, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Teresa L. Hanvey (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 51, in Block 2, according to the Survey of Norwick Forest Third Sector Second Phase, as recorded in Map Book 23, Page 121, in the Probate Office of Shelby County, Alabama

Subject to restrictions, covenants, building lines, rights of way, and rights of others to minerals and mining rights of record.

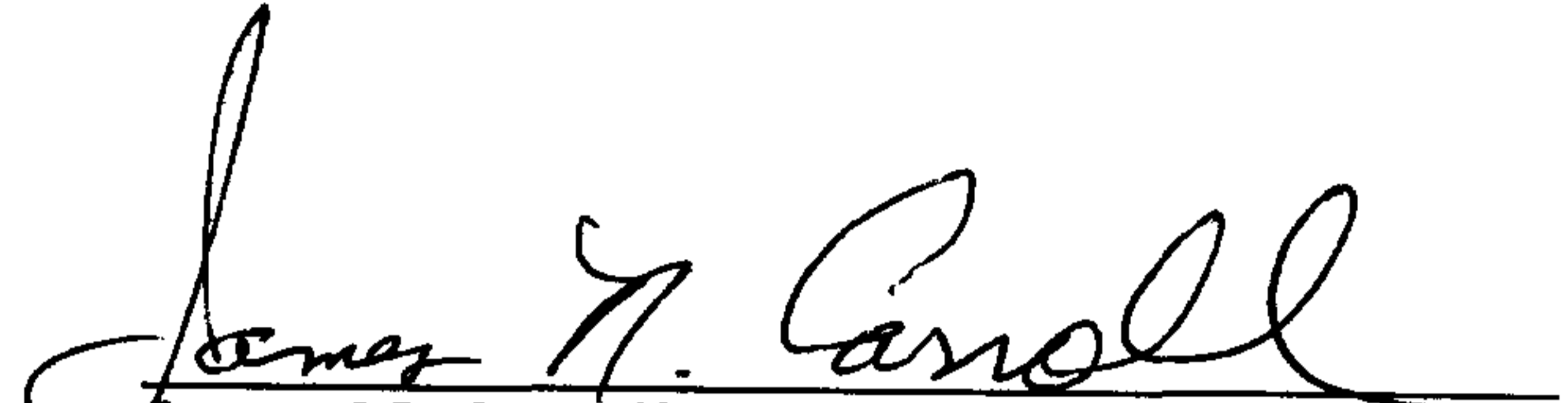
\$38,250.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

JNBSC / Maria Plaza

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
10th day of March, 2004.


James N. Carroll

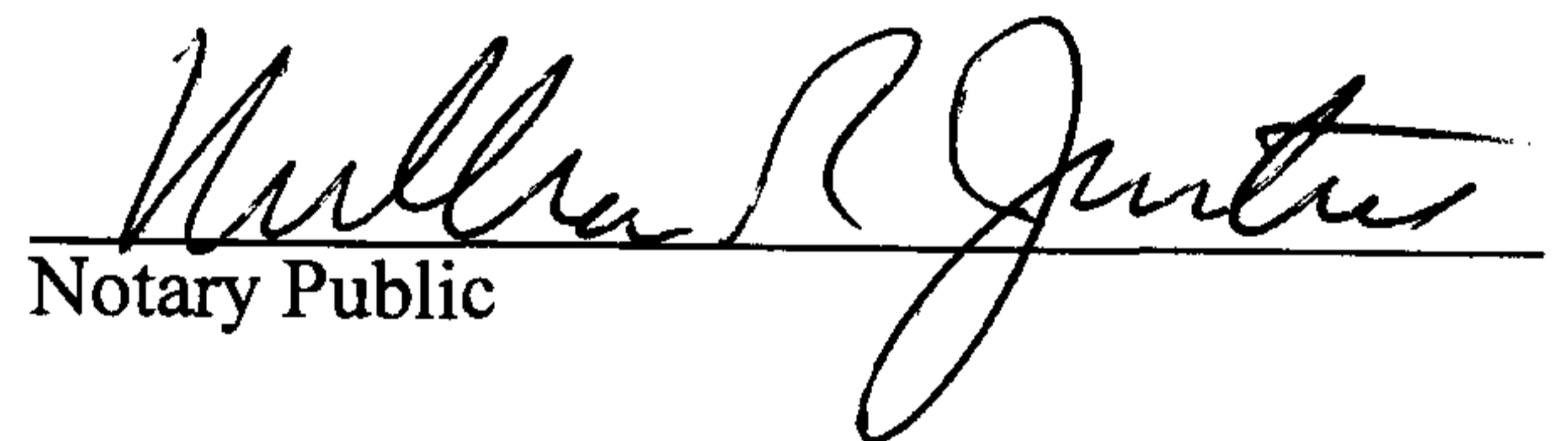

Betty L. Carroll

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James N. Carroll and Betty L. Carroll, husband and wife, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2004.


Notary Public

