

Send Tax Notice To:

Melisa L. Hulvey
6319 Mill Creek Way
Birmingham, Alabama 35242
PID# 038340009007000

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
One Hundred Eighty-Six Thousand and 00/100 (\$186,000.00)

Dollars, in hand paid by

Melisa L. Hulvey

hereinafter referred to as GRANTEE (whether one or more), to

James E. Ransom, III, a married man

represented herein by and through her/his Attorney in Fact, Jamie M. Ransom, who acts in her/his capacity as Attorney-in-Fact pursuant to that certain Power of Attorney executed by James E. Ransom, III dated the 1st day of March, 2004 and filed of record in/as Inst. No. 20040317000135120 in the office of the Judge of Probate of Shelby County, Alabama, and

Jamie M. Ransom, his wife,

together hereinafter referred to as Grantor (whether one or more), does hereby grant, bargain, sell and convey unto said Grantee, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Final Record Plat of Greystone Farms, Mill Creek Sector, Phase I, as recorded in Map Book 22, Page 25, in the Probate Office of Shelby County, Alabama.

\$ 176700 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

And I, as Grantor, do, for myself and for my successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of March, 2004.

James E. Ransom III
James E. Ransom, III

By: Jamie M. Ransom
Jamie M. Ransom, as Attorney-in-Fact for
James E. Ransom, III

Jamie M. Ransom
Jamie M. Ransom

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James E. Ransom, III** by and through her/his Attorney in Fact, **Jamie M. Ransom**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of March, 2004.

W. Russell Beals, Jr.
Notary Public
My Commission Expires: 09/21/06

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamie M. Ransom**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 11th day of March, 2004.

W. Russell Beals, Jr.
Notary Public
My Commission Expires: 09/21/06

THIS INSTRUMENT PREPARED BY:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
4898 Valleydale Road #B-3
Birmingham AL 35242