


SEND TAX NOTICES TO:
HELEN GULAS
825 HILLSHIRE DR.
BIRMINGHAM, AL 35244


20040826000479460 Pg 1/1 86.50
Shelby Cnty Judge of Probate, AL
08/26/2004 13:38:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Six Thousand and no/100 Dollars (\$306,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **J. POWERS CONSTRUCTION, L.L.C., an Alabama limited liability company** (herein referred to as "Grantor"), hereby grants, bargains, sells, and convey **HELEN GULAS**, (herein referred to as "Grantee"), its interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 25, according to the Survey of The Highlands, Second Sector, as recorded in Map Book 18, Page 48, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

\$230,900.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, her heirs, executors, successors and assigns forever.

AND THE GRANTOR does for its successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23rd day of August, 2004.

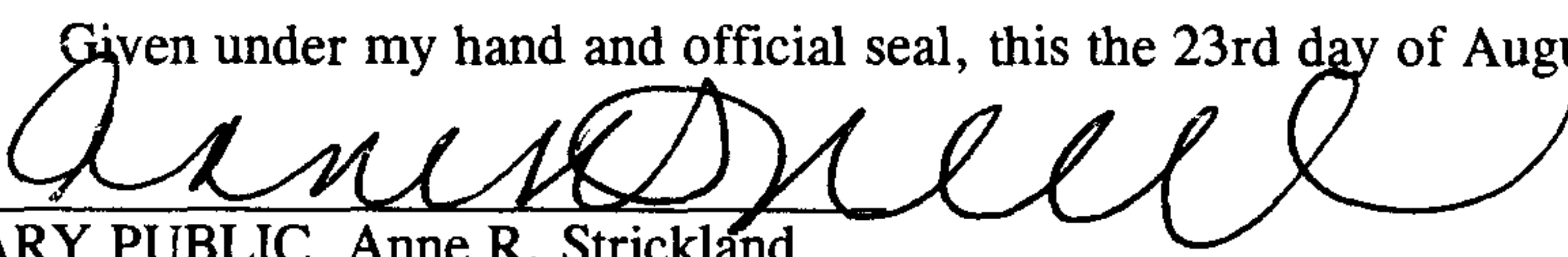
J. POWERS CONSTRUCTION, L.L.C.

BY: 
JAMES POWERS
ITS: Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify JAMES POWERS, whose name as Managing Member of J. POWERS CONSTRUCTION, L.L.C., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily in his capacity for the aforesaid limited liability company on the day the same bears date.

Given under my hand and official seal, this the 23rd day of August, 2004.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244