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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

STEPHANIE ROTH  
212 STONEHAVEN TRACE  
PELHAM, ALABAMA 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$142,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES HOBBS and HEATHER R. HOBBS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEPHANIE ROTH, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 227, according to the Survey of The Glen at Stonehaven, as recorded in Map Book 26, Page 91, in the Probate Office of SHELBY County, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 2004.
2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. BUILDING AND SETBACK LINES OF 20 FEET AS RECORDED IN MAP BOOK 26, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN INST. NO. 2000-1129, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. RIGHT OF WAY TO COLONIAL PIPELINE COMPANY AS RECORDED IN DEED BOOK 268, PAGE 817, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALBAMA.
6. EASEMENT TO CITY OF PELHAM AS RECORDED IN INST. NO. 1994-7090, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE



PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

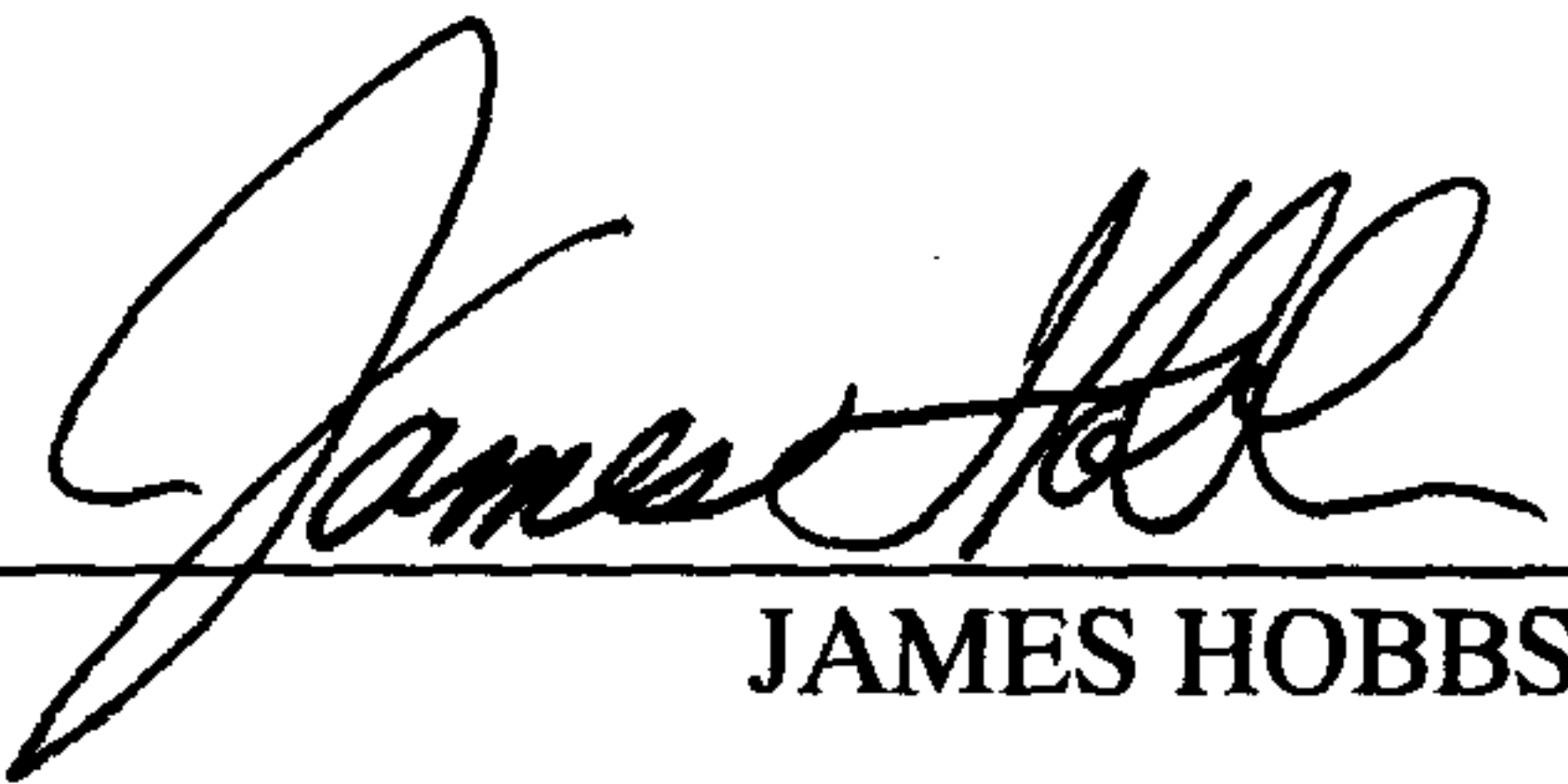

8. BUILDING AND SETBACK LINES OF 10 FEET AS RECORDED IN MAP BOOK 26, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. 7.5 FOOT EASEMENT ALONG WEST AND SOUTH LOT LINES AS PER PLAT.

\$114,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, JAMES HOBBS and HEATHER R. HOBBS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of August, 2004.

  
JAMES HOBBS  
  
HEATHER R. HOBBS

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES HOBBS, HEATHER R. HOBBS whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of August, 2004.

  
Notary Public

My commission expires: 9.29.06

