

Send Tax Notice To:
Julie Carder
Larry Walden
262 Highland Park Drive
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby

} S.S. 20041123000643800 Pg 1/3 60.50
Shelby Cnty Judge of Probate, AL
11/23/2004 10:40:00 FILED/CERTIFIED

THIS WARRANTY DEED, made and entered into on this, the 21st day of July, 2004, by
and between Thomas E. Sheer and Julie D. Sheer, husband and wife, as parties of the first part, and
Julie Carder and Larry Walden

as parties of the second part; as joint tenants with rights of survivorship

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100
DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable
considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold,
conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said
parties of the second part

the following described real estate, situated in the County of Shelby State of Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof for legal description
\$383,600.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights,
privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said
parties of the second part, as joint tenants with rights of survivorship

AND THE SAID parties of the first part hereby covenant with and represent unto the said parties of the
second part, their heirs and assigns, that they seized in fee of the above described property; that they
have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad
valorem taxes for the year 2005 which are due and payable October 1, 2005 and that they will forever warrant
and defend the title to the same and the possession thereof unto the said parties of the second part, their heirs and
assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals on the
day and year first above written.

Thomas E. Sheer (Seal)
Thomas E. Sheer

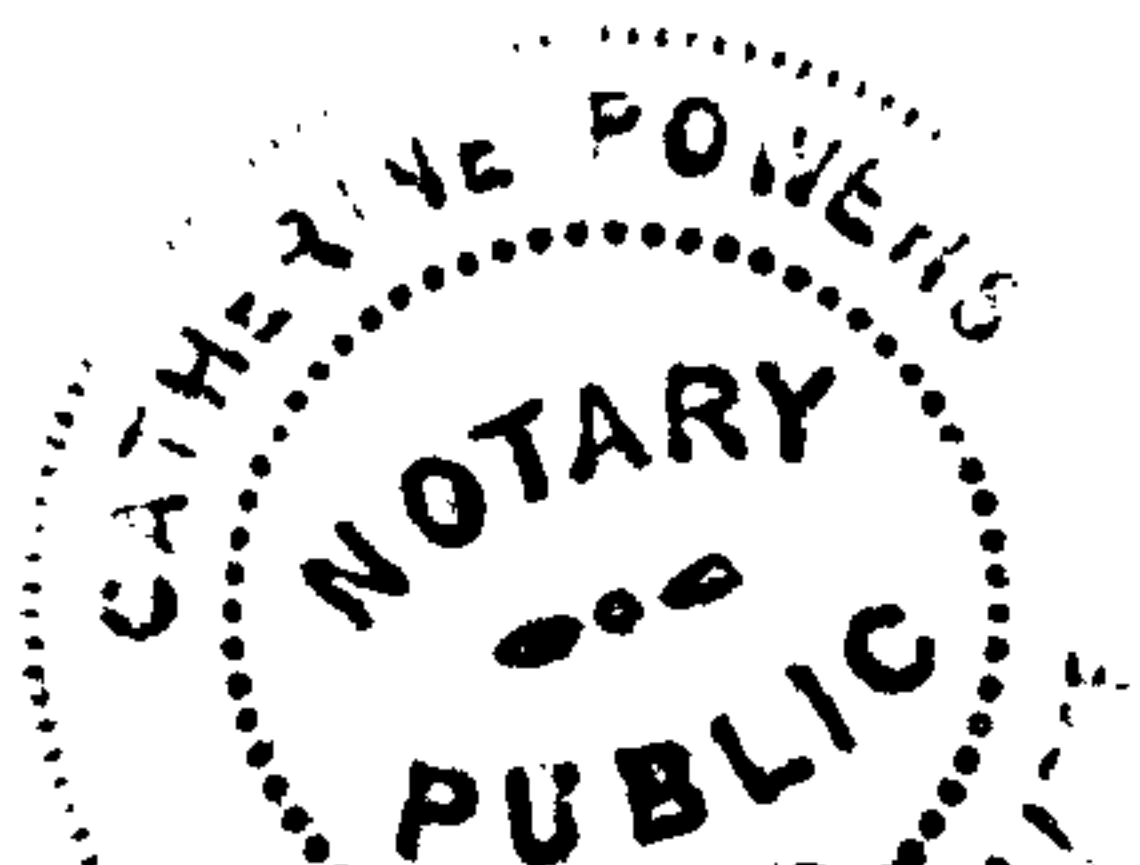
Julie D. Sheer (Seal)
Julie D. Sheer

CLAYTON T. SWEENEY, ATTORNEY AT LAW

THE STATE OF Alabama
COUNTY OF Jefferson } s.s.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E. Sheer, 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, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21st day of July, 2004.



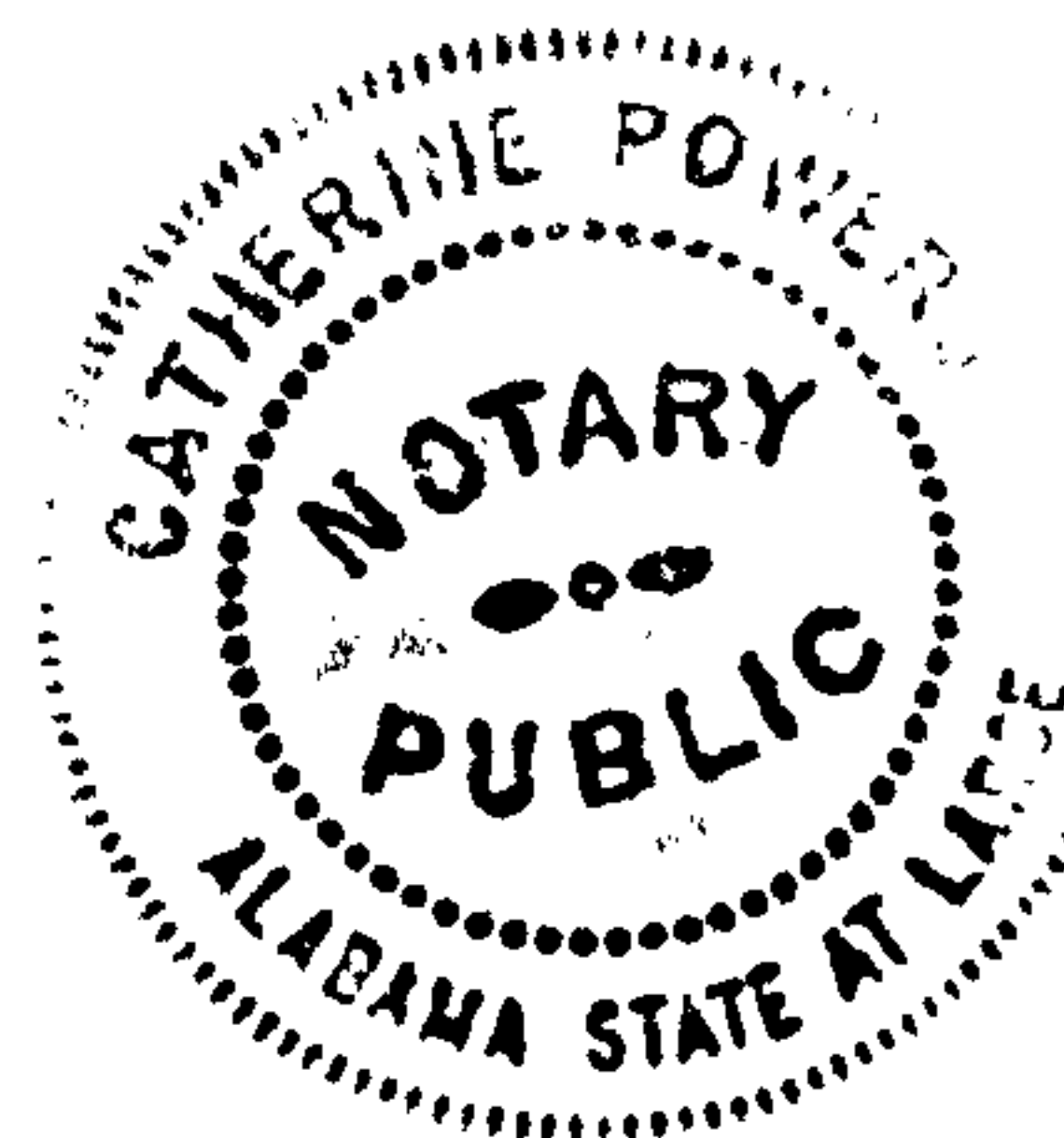
Catherine Powers (Seal)
Notary Public

Catherine Powers
Notary Public, State of Alabama
Certified in Jefferson County
My Commission Expires Dec 11, 2005

THE STATE OF Alabama
COUNTY OF Jefferson } s.s.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julie D. Sheer, 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, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 21st day of July, 2004.



Catherine Powers (Seal)
Notary Public

Catherine Powers
Notary Public, State of Alabama
Certified in Jefferson County
My Commission Expires Dec 11, 2005

Exhibit A

**Lot 1733-A, according to a Re-subdivision of Highland Lakes, 17th Sector, an Eddleman Community, as recorded in Map Book 27 page 90 A & B in the probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.**

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 17th Sector, recorded as Inst. #2000-41317 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").