

This document was prepared by:
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420 North 20th Street
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File # 4611-226

SEND TAX NOTICE TO:

Robert Steven Frye
Address: 3591 Cumberland Trace
Birmingham AL 35242

STATE OF: Alabama

COUNTY OF: Shelby

General Warranty Deed

Know all Men by these Presents: That, in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND AND 00/100 DOLLARS (\$174,000.00) Dollars** and other good and valuable consideration to the undersigned Grantor, **MARK MIRE**, an **unmarried man** (herein referred to as "Grantor"), in hand paid by **ROBERT STEVEN FRYE** (herein referred to as "Grantee") as sole owner, the receipt and sufficiency of which amount is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Lot 9, according to the Final Plat of Narrows Point – Phase 3, as recorded in Map Book 28, at Page 120, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-9755 in the Probate of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

\$ 131,900.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Subject to:

1. **Ad valorem taxes, a lien, but not yet due and payable until 10-1-2005.**
2. **Covenants, restrictions, easements, right of ways and building set back lines, if any, of record.**
3. **Mineral and mining rights excepted.**

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will



and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 1st day of December, 2004.

Mark Mire {L.S.}
Mark Mire

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said county and state, hereby certify that **Mark Mire**, 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 as his act on the day the same bears date.

Given under my hand and seal this 1st day of December, 2004.


Notary Public
My commission expires: 6/29/2005