

Send tax notice to:

ANN M. CARR
7548 Lupe Drive
McCalla, AL 35111

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF JEFFERSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Thousand Nine Hundred and 00/100 Dollars (\$90,900.00) in hand paid to the undersigned, Eric Crane, an unmarried man, (hereinafter referred to as "Grantor") by Ann M. Carr (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Timberleaf Townhomes, as recorded in Map Book 21, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

20 foot minimum building setback line along Timberleaf Circle and a 20 foot easement on the rear of lot as shown by recorded map.

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 Instrument #1996-28323 and in Map Book 21, page 31, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company as setforth in Deed Book 205, page 35.

Easement to Southern Bell Telephone and Telegraph Company as setforth in Deed Book 353, page 768.

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundations, party walls, walkways and entrance.

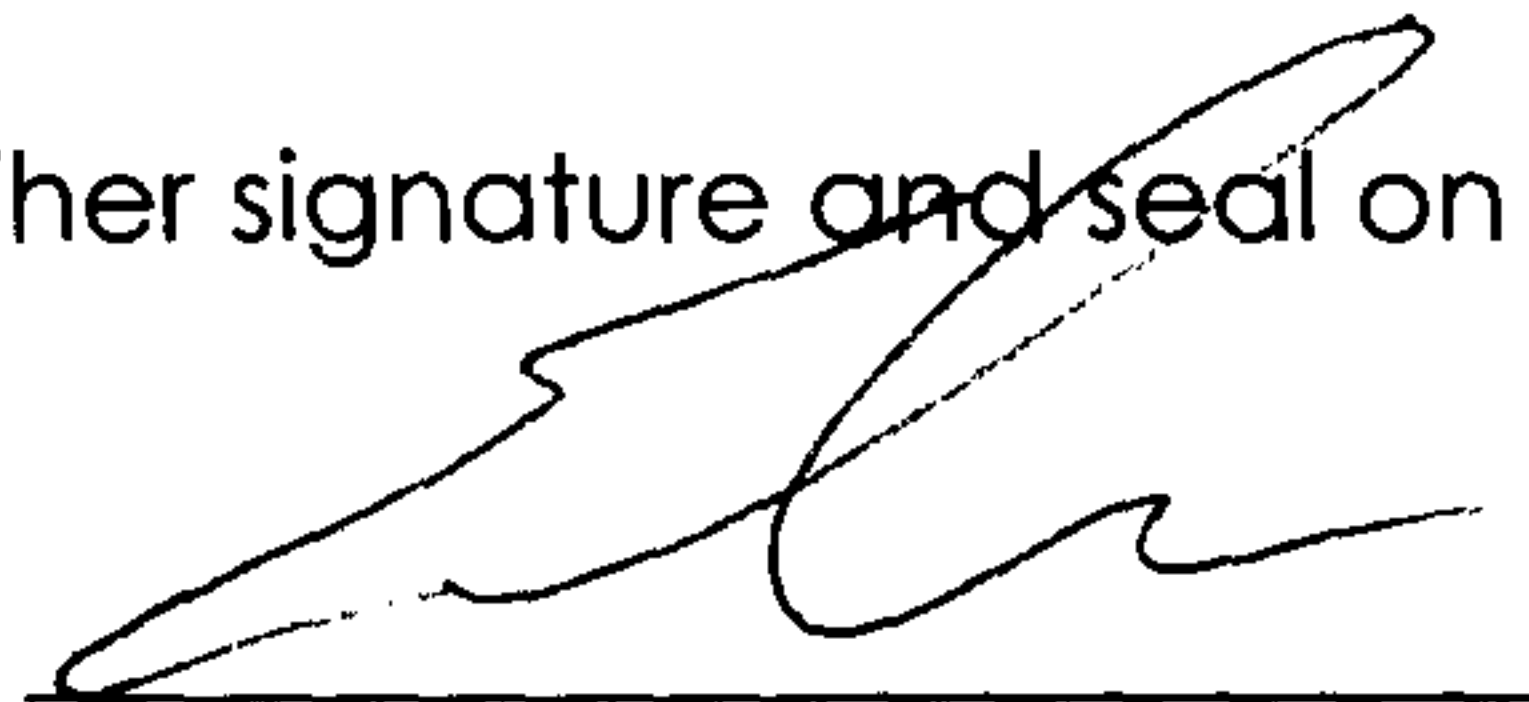
Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1995-32066, in the Probate Office of Shelby County, Alabama.

\$81,810.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 23rd day of December, 2004.

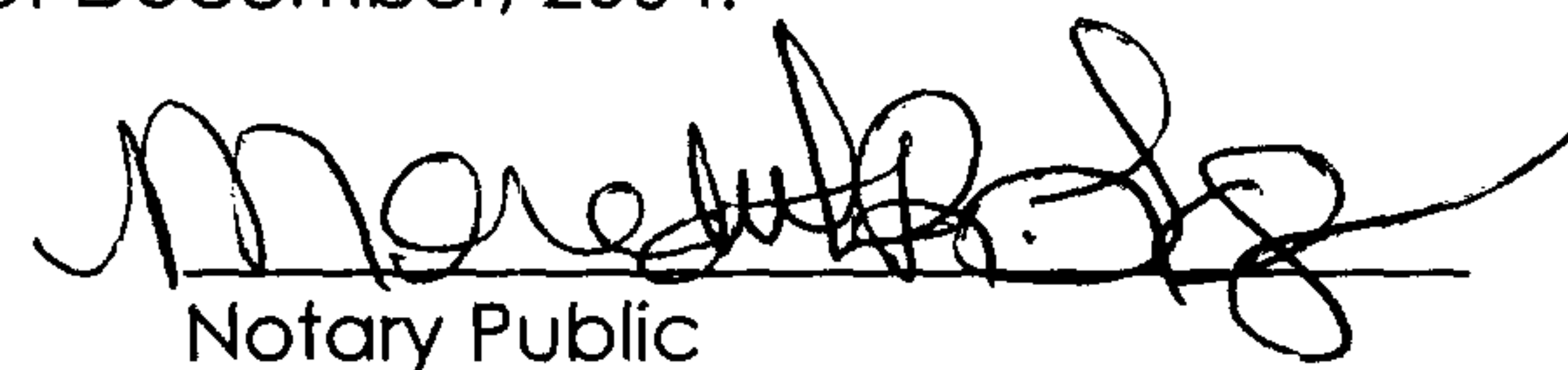
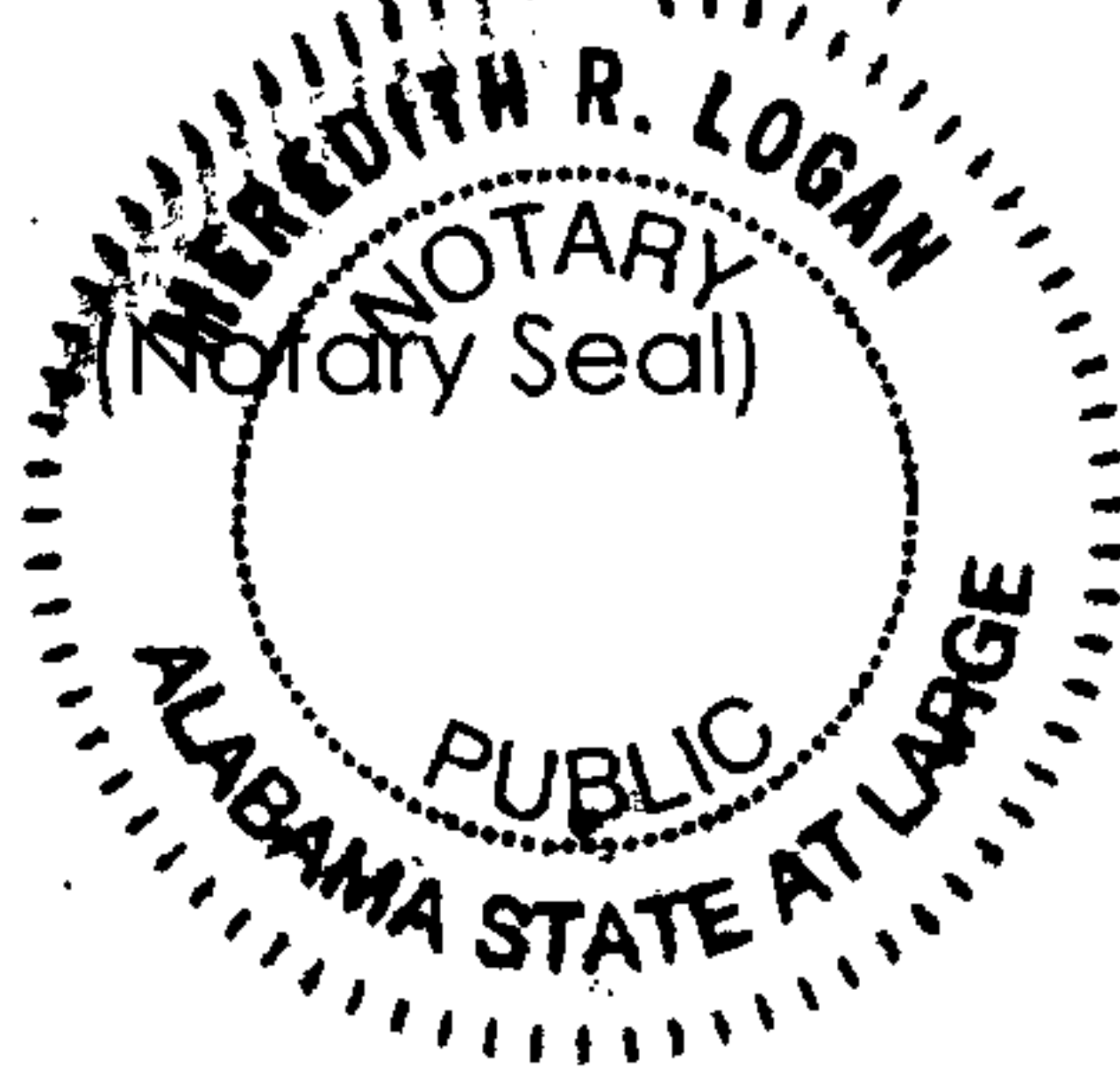


Eric Crane

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Crane, an unmarried man, whose name 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 the said instrument, he/she executed the same voluntarily on the day the same bears date.

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



Notary Public
Commission Expires: 04/14/07