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SC

20050314000113120 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
03/14/2005 10:21:24AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Padén
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

NAN W. SCARBROUGH
573 OLD CAHABA DRIVE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY SIX THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$146,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES M. DOZIER and JULIE M. DOZIER, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto NAN W. SCARBROUGH, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 26 ACCORDING TO THE MAP AND SURVEY OF OLD CAHABA II-B AS RECORDED IN MAP BOOK 30, PAGE 28 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. RESTRICTIVE COVENANTS RECORDED IN VOLUME 2000, PAGE 17453 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 155, PAGE AND IN VOLUME 1565, PAGE 425 AND LIS PENDENS BOOK 2, PAGE 165.
4. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 247, PAGE 853; DEED BOOK 131, PAGE 447 AND DEED BOOK 135, PAGE 238.
5. AGREEMENT BETWEEN L AND N RAILROAD COMPANY AND WADSWORTH RED ASH COAL CO AS RECORDED IN DEED BOOK 47, PAGE 230.
6. AGREEMENT AND COVENANTS RELATING TO ROADWAY EASEMENT AS RECORDED IN REAL BOOK 133, PAGE 277.
7. EASEMENT AGREEMENT RECORDED IN INSTRUMENT 1999-23334.
8. RESTRICTIONS PUBLIC UTILITY EASEMENTS AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
9. TIMBER DEED AS RECORDED IN INSTRUMENT 1997-28869.

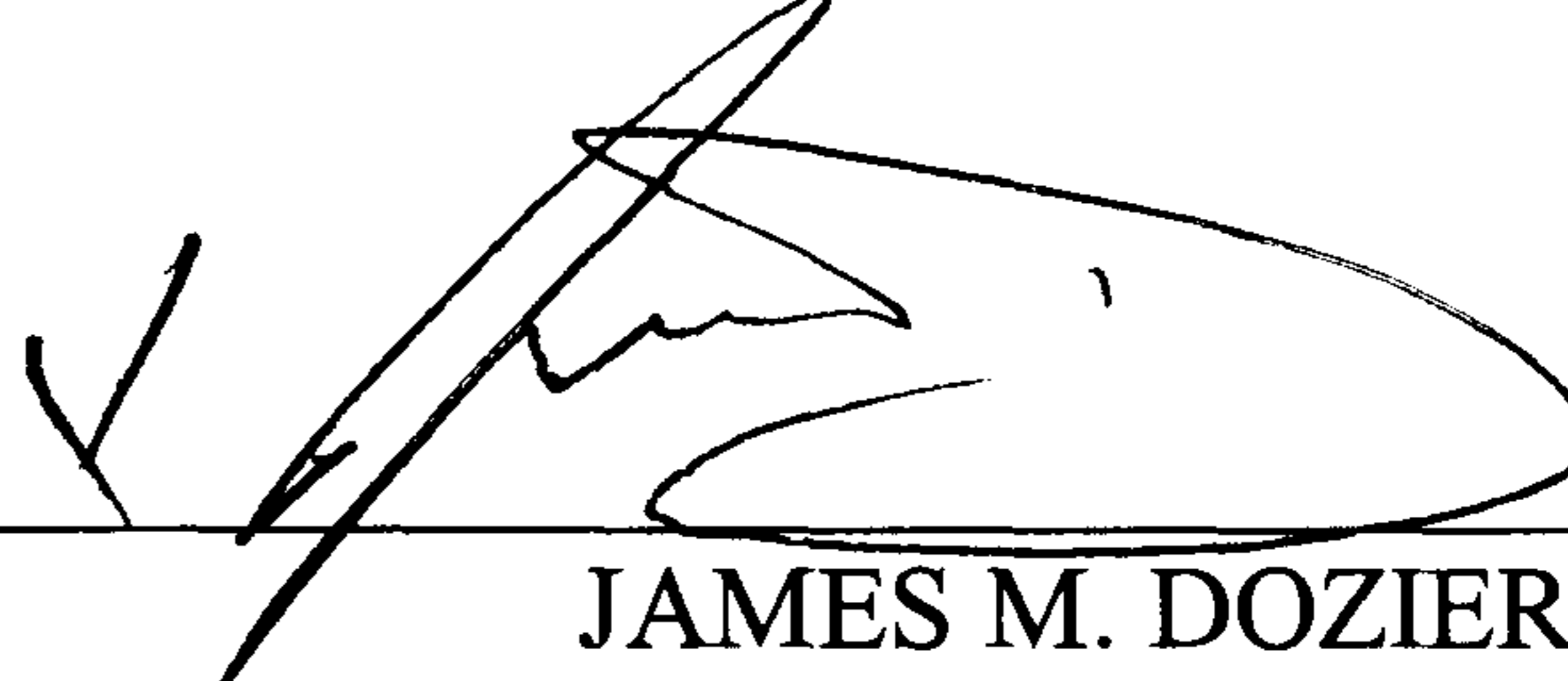
Shelby County, AL 03/14/2005
State of Alabama
Real Estate Excise Tax
Deed Tax: \$21.00

\$125,900.00 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 M. DOZIER and JULIE M. DOZIER, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of February, 2005.


JAMES M. DOZIER

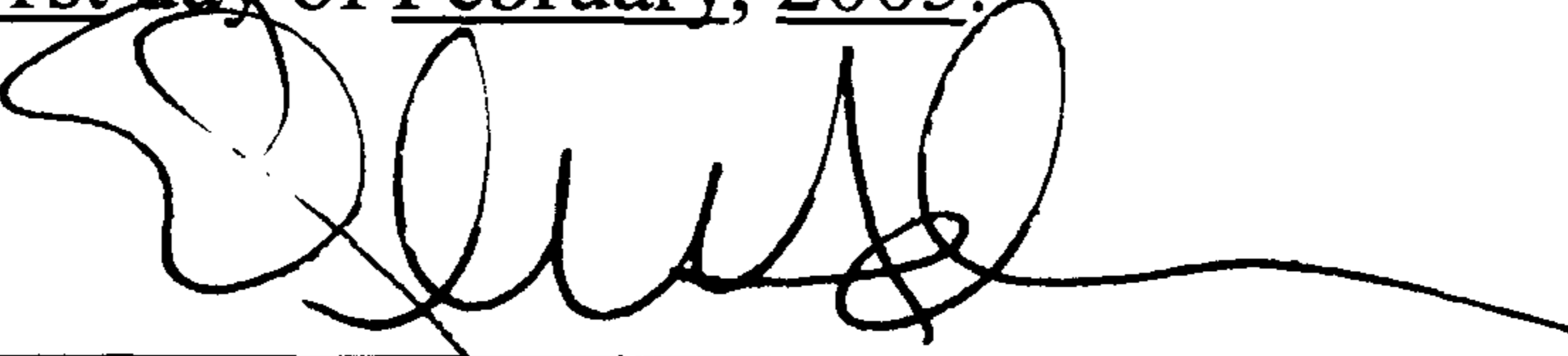

JULIE M. DOZIER

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 M. DOZIER, JULIE M. DOZIER 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 21st day of February, 2005.


Notary Public

My commission expires: 6.2.07