

WARRANTY DEED (Without Survivorship)

\$ 110,000.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of Ten Dollars and no/100, (\$10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Michael Edward Osborn and Tamara Fogyle Osborn, formerly husband and wife, (herein referred to as GRANTORS, whether one or more) grant, bargain, sell and convey unto Tamara Fogyle Osborn, a single woman, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1 Second Addition to Indian Springs Ranch in the NE 1/4 of Section 32 and NW 1/4 of Section 33, Township 19 South, Range 2 West in Shelby County, Alabama as recorded in Map Book #4, Page #49.

Lot 2 Second Addition to Indian Springs Ranch in the NE 1/4 of Section 32 and NW 1/4 of Section 33, Township 19 South, Range 2 West in Shelby County, Alabama as recorded in Map Book #4, Page 49.

Subject to Ad Valorem taxes for the current year, mining and mineral rights and all restrictions of record.

This conveyance is pursuant to the Final Judgment of Divorce of August 12, 1998, Jefferson County Case Number DR97-370.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simply of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23 day of February, 1999.

Michael Edward Osborn (Seal)
Michael Edward Osborn, a single man

Tamara Fogyle Osborn (Seal)
Tamara Fogyle Osborn, a single woman

STATE OF ALABAMA)
SHELBY COUNTY)

I, Steven R. Arnold, a Notary Public in and for said County, in said State, hereby certify that Michael Edward Osborn, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 1999.

Steven R. Arnold
NOTARY PUBLIC

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tamara Fogyle Osborn, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of February, 1999.

Bonita Y. Doudor
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
BOYD & FERNANDEZ, P.C.
Suite 302
2801 University Boulevard
Birmingham, AL 35233
(205) 930-9000

02/24/1999-07720
11:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 118.50

Inst # 1999-07720