

Send Tax Notice to:  
Jennifer West  
601 Parkside Circle  
Helena, Alabama 35080

Inst # 2000-00335

THIS INSTRUMENT WAS PREPARED BY:  
V. Edward Freeman, II  
Stone, Patton, Kierce & Freeman  
118 N. 18th Street  
Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That in consideration of ONE HUNDRED TWO THOUSAND FIVE HUNDRED AND 00/100 (\$102,500.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, MICHAEL E. HESS and wife, KIMBERLY S. HESS (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto JENNIFER WEST (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 35, according to the Survey of Park Side, as recorded in Map Book 22, page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2000 and subsequent years not yet due and payable.
- (2) 20 foot building line on North side; 25 foot building line on South and 15 foot easement on North and West.
- (3) Restrictions as shown by recorded map.
- (4) Restrictions, protective covenants, easements, rights and liens recorded in Inst. # 1997-25047.
- (5) Transmission line permit to Alabama Power Company as recorded in Deed Book 96, page 274; Deed Book 118, page 585 and Deed Book 163, page 422.
- (6) Drainage easement as set out in deed recorded in Inst. # 1992-1399.

\$82,000.00 of the above recited consideration is furnished through a mortgage recorded simultaneously herewith.

This deed is executed by Paul Niven in the name of and in behalf of Michael E. Hess and Kimberly S. Hess by virtue of a Power of Attorney recorded simultaneously herewith.

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

01/05/2000-00335  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 31.50

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 simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of December, 1999.

Michael E. Hess (Seal)  
Michael E. Hess

By: [Signature] (Seal)  
Paul Niven, Attorney in Fact

Kimberly S. Hess (Seal)  
Kimberly S. Hess

By: [Signature] (Seal)  
Paul Niven, Attorney in Fact

STATE OF ALABAMA )  
JEFFERSON COUNTY )

#### GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Niven, whose name as attorney in fact for Michael E. Hess and Kimberly S. Hess by virtue of a Power of Attorney hereinabove referred to 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, in his capacity as attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 1999.

Carey J. Oley  
Notary Public

My Commission Expires: 4-8-2001

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09:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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