

This instrument was prepared by

Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

MATTHEW T. ANSLEY  
20 EDDINGS LANE  
MONTEVALLO, ALABAMA 35115

File #S00254

### WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

#### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIX THOUSAND SEVEN HUNDRED and 00/100 DOLLARS (\$106,700.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, GUS ROSE and wife, CECILIA C. ROSE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MATTHEW T. ANSLEY (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 20, ACCORDING TO THE SURVEY OF MONTE TIERRA, 1ST ADDITION, AS RECORDED IN MAP BOOK 6 PAGE 93 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2000.
2. Easements, restrictions, covenants and reservations of record.

\$96,030.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 2000-34783

10/03/2000-34783  
12:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 25.00

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 27th day of September, 2000.

Gus Rose (SEAL)  
GUS ROSE

Cecelia C Rose (SEAL)  
CECELIA C. ROSE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that GUS ROSE and wife, CECELIA C. ROSE 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/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2000

  
Notary Public

My commission expires. 11-2-03

Inst # 2000-34783

10/03/2000-34783  
12:51 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 25.00