

10153THIS INSTRUMENT PREPARED BY:  
Courtney Mason & Associates, P.C.  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244  
STATE OF ALABAMA )

GRANTEE'S ADDRESS:  
J. David Shepherd  
2004 Trammell Chase Drive  
Birmingham, Alabama 35226

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100THS (\$500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **John David Shepherd and wife, Teresa L. Shepherd** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Teresa L. Shepherd**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1, according to the Tram Norris Survey, as recorded in Map Book 23, Page 104, in the Probate Office of Shelby County, Alabama.

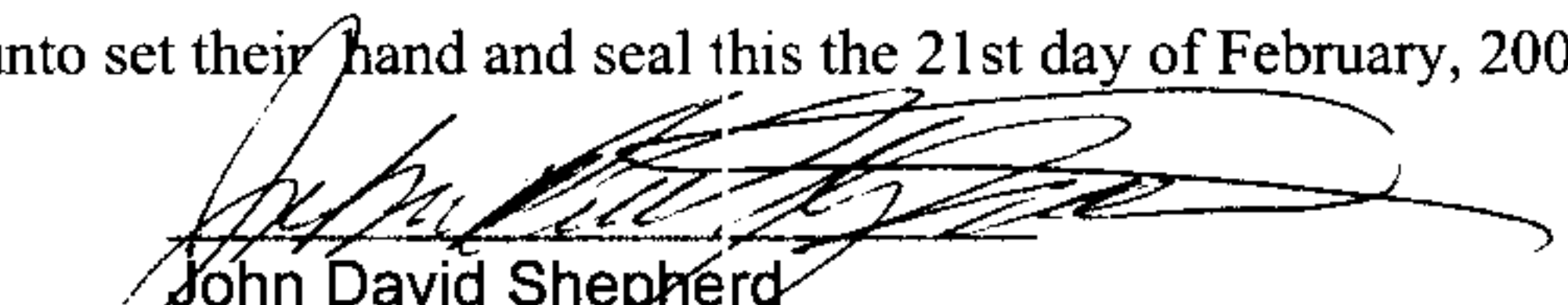

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$760,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 21st day of February, 2001.

  
John David Shepherd  
  
Teresa L. Shepherd

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John David Shepherd and wife, Teresa L. Shepherd, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of February, 2001.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_  
COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES MARCH 5, 2003

Inst # 2001-06852

02/28/2001-06852  
08:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HMB 12.00