

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Send Tax Notice To:
Amy Endean Gerdes
11 Willow Bend Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

Inst # 2001-18086

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty-Eight Thousand and 00/100 (\$88,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Karl J. Vann Martin, and wife\ Rita M. Martin**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Amy Endean Gerdes**, (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:

See Exhibit "A" attached hereto and made a part hereof

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

\$86,640.00 of the consideration was paid from the proceeds of 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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' 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 GRANTORS have hereunto set their hands and seals this the **26th** day of **April, 2001**.

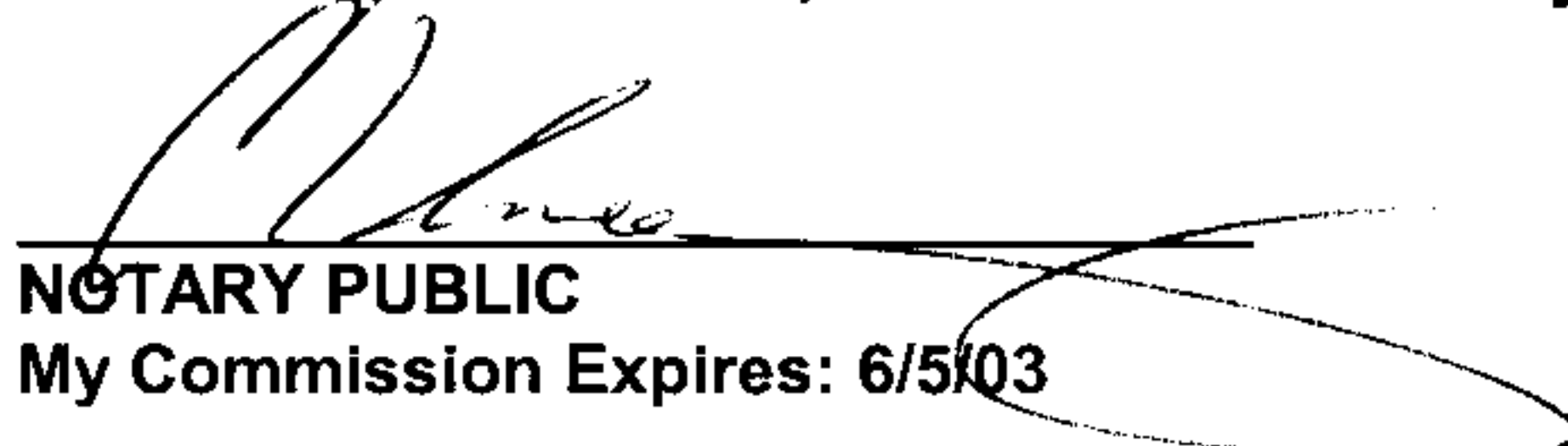

Karl J. Vann Martin


Rita M. Martin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karl J. Vann Martin, and wife\ Rita M. Martin, 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 they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2001.


NOTARY PUBLIC
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW

05/08/2001-18086
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MFL 15.50

EXHIBIT "A"

Fidelity National Insurance Company

Commitment Number: 200398

SCHEDULE C
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

A parcel of land more particularly described as follows:
From a 1/2' rebar accepted as the Southeast corner of the NW1/4 of the NE1/4 of Section 25, Township 19 South, Range 1 West, run thence West along the accepted South boundary of said NW1/4 of the NE1/4 a distance of 437.38 feet to a point that is 904.91 feet East of a fence post accepted as the Southwest corner of said NW1/4 of NE1/4; thence turn 90 deg 00 min. 00 sec right and run 96.68 feet to a fence post, being the point of beginning of herein described parcel of land; thence turn 88 deg. 32 min. 23 sec. left and run 152.40 feet to a 1/2' rebar on the easterly boundary of Willow Bend Drive; thence turn 63 deg. 39 min. 47 sec. right and run 125.42 feet along said drive boundary to a 1/2' rebar; thence turn 22 deg. 31 min. 57 sec. right and run 65.69 feet to a 1/2' rebar that is 30.00 feet East of the centerline of Shelby County highway No. 440; thence turn 37 deg. 36 min. 06 sec, right and run 46.65 feet to a 1/2' rebar that is also 30.00 feet East of the centerline of said County Highway; thence turn 55 deg. 30 min. 00 sec. right and run 210.48 feet to a 1/2' rebar; thence turn 96 deg. 57 min. 03 sec. right and run 220.61 feet to the point of beginning of herein described parcel of land; being situated in the NW 1/4 of the NE1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama.

Inst # 2001-18086

ALTA Commitment
Schedule C

(200398.PFD/200398/5)

05/03/2001-18086
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.50