

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Oren E. Biggers
942 Greystone Highlands Circle
Hoover, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED FORTY TWO AND NO/100 DOLLARS (\$144,742.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KELLY M. GUESS HORNBEAK, A MARRIED WOMAN**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **OREN E. BIGGERS** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, according to the Amended Map of Greystone Highlands, Phase I, as recorded in Map Book 19, Pages 24 and 25, in the Office of the Judge of Probate of Shelby County, Alabama.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

Kelly M. Guess Hornbeak, the grantor herein is the one and same person as Kelly M. Guess, the grantee in deed recorded in Instrument #1999-935, Shelby County, Alabama.

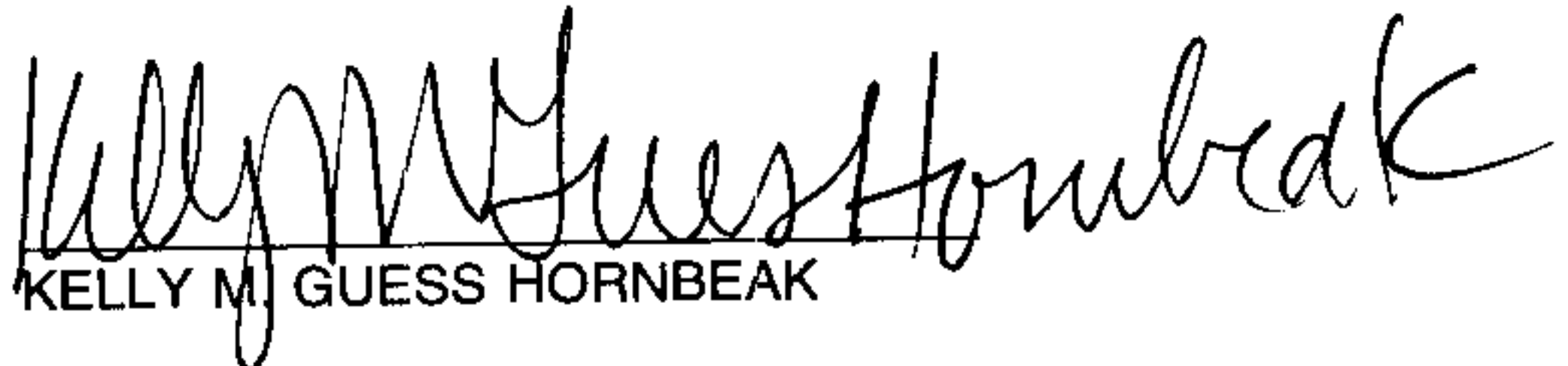
Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$142,504.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of May, 2001.


KELLY M. GUESS HORNBEAK

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KELLY M. GUESS HORNBEAK, A MARRIED WOMAN**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23RD day of May, 2001.


Notary Public

My Commission Expires: 6-9-04

Inst # 2001-22150

06/01/2001-22150
09:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 13.50