

WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Jeffrey R. Musser  
405 Gables Drive  
Birmingham, Alabama 35244

Inst # 2002-02774

THE STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Sixty eight thousand and no/100 (\$68,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Glenda Ann Deaver a/k/a Glenda Wolfe, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey R. Musser** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Unit 405, Building 4, in The Gables, a condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amendments thereto, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gable Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 41 thru 44 and amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.**

This property does not Glenda Ann Deaver a/k/a Glenda Wolfe nor her spouse.

Jeffrey R. Musser and Jeff Musser are one and the same person.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

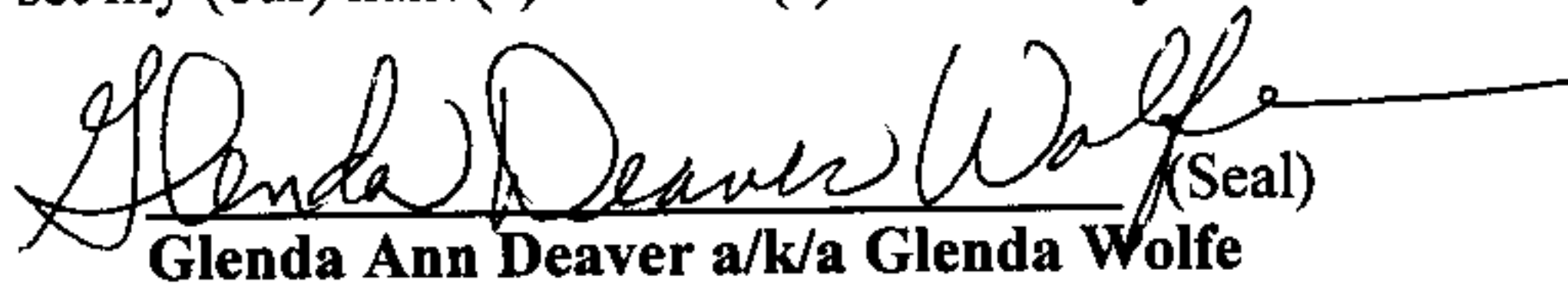
\$66,949.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 27<sup>th</sup> day of December, 2001.

\_\_\_\_\_  
Witness

  
(Seal)  
Glenda Ann Deaver a/k/a Glenda Wolfe

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Glenda Ann Deaver a/k/a Glenda Wolfe, a married woman** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of December, 2001.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-05

01/15/2002-02774  
04:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.00

## EXHIBIT "A"

Unit 405, Building 4, in The Gables, a condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amendments thereto, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 41 thru 44, and amended in Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

Inst # 2002-02774

01/15/2002-02774  
04:08 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CR 15.50