

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

Inst # 2002-10455

03/05/2002-10455
\$180,913.41 09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 65.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Danny Curran dba Curran Homes, (hereinafter referred to as GRANTOR, married not homestead, does hereby grant, bargain, sell and convey unto Eric J. Goodwin, a single man, (hereinafter referred to as grantor), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 401 according to the Survey of Windstone IV as recorded in Map Book 27, Page 55, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$130,000.00 was paid from first mortgage recorded herewith.

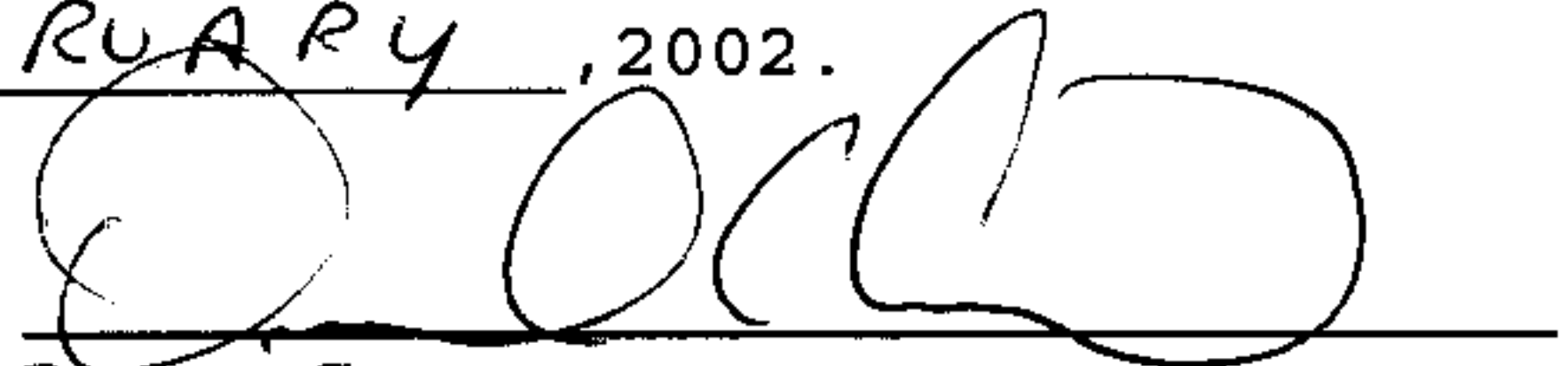
Grantee's address: 216 Camellia Drive
Chelsea, AL 35043

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on
this the 28th day of FEBRUARY, 2002.



Danny Curran, owner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Danny Curran dba Curran Homes, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of FEBRUARY, 2002.



Notary Public

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
~~MY COMMISSION EXPIRES: MARCH 12, 2005~~

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