

This Instrument Was Prepared By:
G. Wray Morse, Attorney-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Valerie Thrasher
1231 Wilkerson Circle
Helena, Alabama 35080

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 **One Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$107,500.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Timi Lynn Stover, a married woman and Paul B. Curcio, an unmarried man, by Timi Lynn Stover, as his attorney in fact** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Valerie Thrasher, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 280, according to the Amended Map of Wyndham Wilkerson Sector, Phase VI, as recorded in Map Book 26, page 132, in the Probate Office of Shelby County, Alabama.

Note: \$102,125.00 of the above purchase price is in the form of a mortgage in favor of Castle Mortgage Corporation, executed and recorded simultaneously herewith. Timi Lynn Stover and Paul B. Curcio are the surviving grantees of that certain deed recorded in Instrument #2000/29323, the other grantee Audrey C. Curcio having died on or about April 16, 2002. This is not the homestead of either grantor as defined in the Code of Alabama § 6-10-3.

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

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

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are 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 GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their 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, we have hereunto set our hands and seals on this the **28th** day of **June, 2002**.

Timi Lynn Stover
Timi Lynn Stover
Paul B. Curcio, by Timi Lynn Stover,
as his attorney-in-fact.

Paul B. Curcio, by Timi Lynn Stover, as his
attorney-in-fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Timi Lynn Stover, 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 **28th** day of **June, 2002**.

G. Wray Morse
G. Wray Morse - Notary Public

My Commission Expires: **9/10/2004**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **Timi Lynn Stover**, whose name as Attorney in Fact for **Paul B. Curcio, an unmarried man** is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the **28th** day of **June, 2002**.

G. Wray Morse
G. Wray Morse - Notary Public

My Commission Expires: **9/10/04**