

This instrument was prepared by:
ATTORNEY CAROL L. LATHAM
P. O. Box 563
Fairfield, Alabama 35064

Send Tax Notice To:
Reginald Seay
100 Highland Park Drive
Birmingham, AL 35242

STATE OF ALABAMA)
: WARRANTY DEED
COUNTY OF JEFFERSON)


20021205000606890 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
12/05/2002 13:31:00 FILED/CERTIFIED

THIS INDENTURE, made and entered into on this the 21st day of November, 2002, by and between **Nelvin L. Short and Bridgett Short, husband and wife**, hereinafter referred to as Grantor(s), and **Reginald Seay**, hereinafter referred to as Grantee(s):

WITNESSETH:

That for and in consideration of the sum of **Three Hundred Seventy Four Thousand Dollars**, and 00/100(**\$374,000.00**), the receipt of which is hereby acknowledged, Grantor(s) do hereby grant, bargain, sell and convey unto the said Grantee(s), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in and being in the County of **Shelby**, State of Alabama, to wit:

Lot 748, according to the Survey of Highland Lakes, 7th Sector, as recorded in Map Book 20, Page 58 A, B & C, in the Probate Office of Shelby County Alabama.

SUBJECT TO:

All restrictions, easements, reservations and rights-of-way of record in the Office of the Probate Judge of Shelby County, Alabama.

GRANTEE(S) IS/ARE EXECUTING SIMULTANEOUSLY HERewith A PURCHASE MONEY MORTGAGE in favor of First Franklin Financial Corporation for \$299,200.00 and a second mortgage to First Franklin Financial Corp in the amount of \$74,800.00.

Together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining.

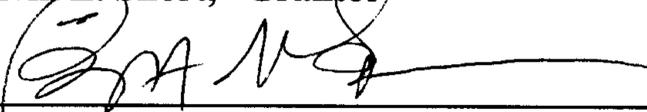
TO HAVE AND TO HOLD unto the said Grantee, in fee simple, forever; together with every contingent remainder and right of reversion.

Grantor(s) represent and covenant with Grantee, her/his heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor(s) will forever warrant and defend Grantee, her/his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have hereunto set their hands and seals on this the day and in the year first herein above written.



Nelvin L. Short, Grantor

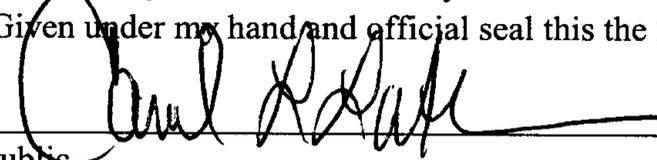


Bridgett Short, Grantor

STATE OF ALABAMA)
: Acknowledgment
COUNTY OF JEFFERSON)

CAROL L. LATHAM
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES MAY 28, 2005

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **Nelvin L. Short Bridgett Short, husband and wife**, 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 the conveyance, he/she/they executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 2002


Notary Public
My Commission Expires: May 28, 2005

CAROL L. LATHAM
NOTARY PUBLIC
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES MAY 28, 2005