

This instrument was prepared by


Anthony D. Snable, Attorney  
1629 11th Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

ELIZABETH BROWN  
1860 18TH STREET  
CALERA, AL 35040

File #S02495

WARRANTY DEED

  
20021230000651440 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
12/30/2002 13:54:00 FILED/CERTIFIED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY THOUSAND and 00/100 DOLLARS (\$90,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, WARREN D. DIXON , A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ELIZABETH BROWN (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 8, ACCORDING TO THE SURVEY OF CAPPS SUBDIVISION OF CALERA, AS RECORDED IN MAP BOOK 3, PAGE 155, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2003
2. Easements, restrictions, covenants and reservations of record.

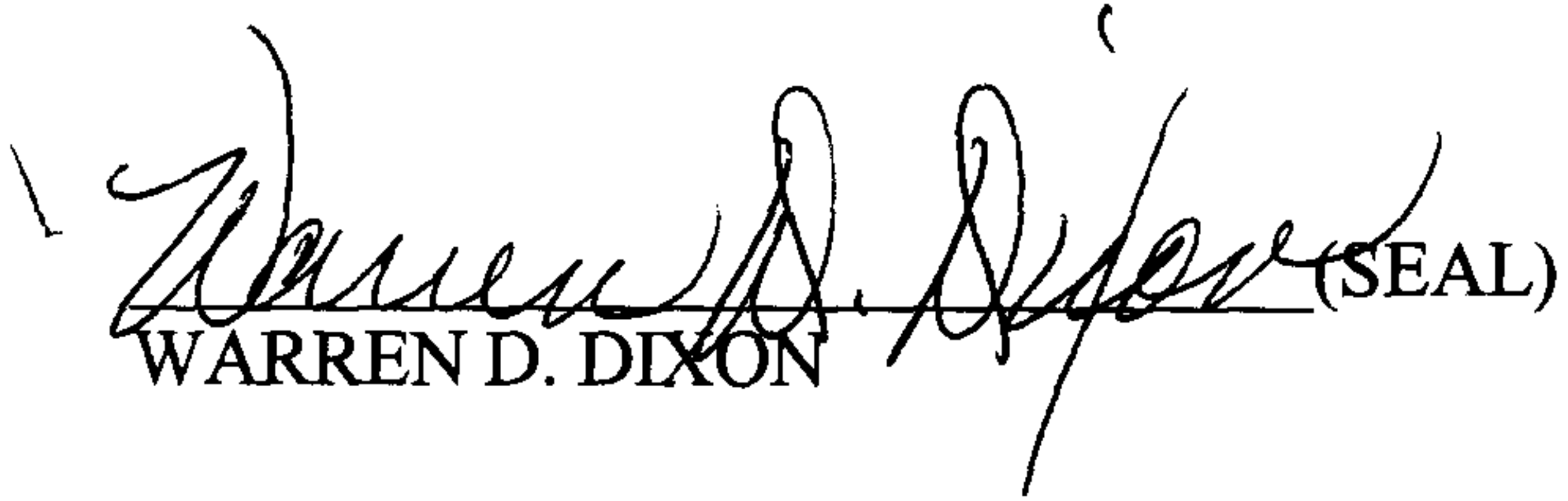
THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE HIS HOMESTEAD OR THE HOMESTEAD OF HIS SPOUSE.

\$85,000.00 of the consideration herein was derived from a mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 26th day of December, 2002.

 (SEAL)  
WARREN D. DIXON

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

20021230000651440 Pg 2/2 19.00  
Shelby Cnty Judge of Probate, AL  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WARREN D. DIXON 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 on the day the same bears date.

Given under my hand and official seal this 26th day of December, 2002

  
Notary Public

My commission expires: 11-2-03