

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Lonnie S. Davis
2040 Brook Highland Ridge
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)


20030103000008050 Pg 1/1 120.50
Shelby Cnty Judge of Probate, AL
01/03/2003 15:54:00 FILED/CERTIFIED

That in consideration of four hundred thirty two thousand one hundred and no/100 dollars, (\$432,100.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

W. Barry Panter and spouse Karen M. Panter

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

Lonnie S. Davis and spouse Janet Novatnak

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2011, according to the Survey of Brook Highland, an Eddleman Community, 20th Sector, as recorded in Map Book 16, Page 148, in the Probate Office of Shelby County, Alabama.

From the purchase price of four hundred thirty two thousand one hundred and no/100 dollars, (\$432,100.00), three hundred twenty two thousand seven hundred and no/100 dollars (\$322,700.00) is from a purchase money first mortgage from SouthTrust Mortgage, its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 30th day of December, 2002.

W. Barry Panter
W. Barry Panter

Karen M. Panter
Karen M. Panter

STATE OF ALABAMA)

JEFFERSON COUNTY)

General Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that W. Barry Panter and Karen M. Panter whose name(s) 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 2002.

Philander K. Smartt, III
Notary Public

My Commission Expires: 2/11/03