

8607



(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GRETCHEN TEMPLE
115 MEADOW CROFT CIRCLE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY TWO THOUSAND DOLLARS and 00/100 (\$132,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARY BAIRD, AN UNMARRIED PERSON and JAMES J. BAIRD, JR., A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GRETCHEN TEMPLE, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF MEADOW BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 20 FOOT EASEMENT ON NORTHWEST, AS SHOWN BY RECORDED MAP.
3. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOLUME 66, PAGE 34 AND VOLUME 38, PAGE 58 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RESTRICTIONS OR COVENANTS RECORDED IN REAL 23, PAGE 621, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. LINE PERMIT TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 75, PAGE 649, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. SEWER EASEMENT AND CONNECTION AGREEMENT, AS RECORDED IN REAL 58, PAGE 465 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

7. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN REAL 81, PAGE 323 AND AMENDED BY INSTRUMENT #1994-24380, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. DEDICATION FOR SEWER TO CAHABA WATER RENOVATION SYSTEMS, INC., AS RECORDED IN REAL 81, PAGE 352 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. COVENANTS, AGREEMENT, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE BY-LAWS OF THE MEADOW BROOK TOWNHOMES ASSOCIATION, INC., APPEARING OF RECORD IN INCORPORATION BOOK 30, PAGE 905, AND INCORPORATION BOOK 30, PAGE 913, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN REAL 89, PAGE 976, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 89, PAGE 979 AND REAL 105, PAGE 844, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN REAL 81, PAGE 355, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. DECLARATION OD MEADOWBROOK TOWNHOMES ASSOCIATION, INC. AS RECORDED IN INSTRUMENT #1998-24891, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. DECLARATION OF THE ARCHITECTURAL CONTROL COMMITTEE AS RECORDED IN INSTRUMENT #1998-24892, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
15. ENCROACHMENT OF BRICKWALL INTO EASEMENT AS SHOWN BY THE SURVEY OF LAWRENCE D. WEYGAND DATED 4/23/96, CERTIFIED 5-8-98.

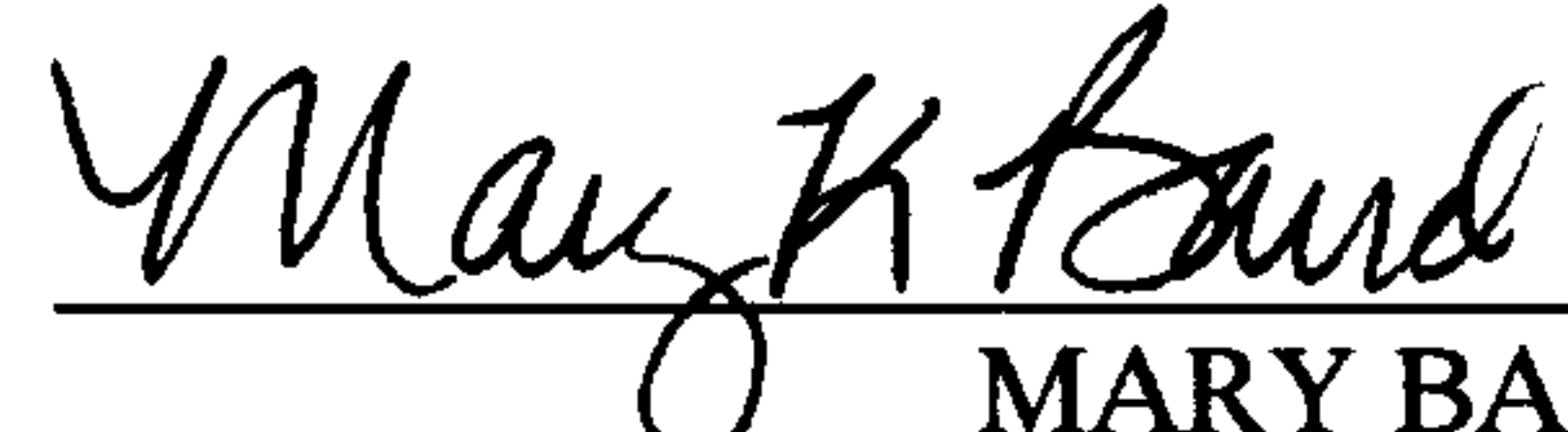
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF JAMES J. BAIRD, JR. NOR HIS RESPECTIVE SPOUSE.

\$126,875.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

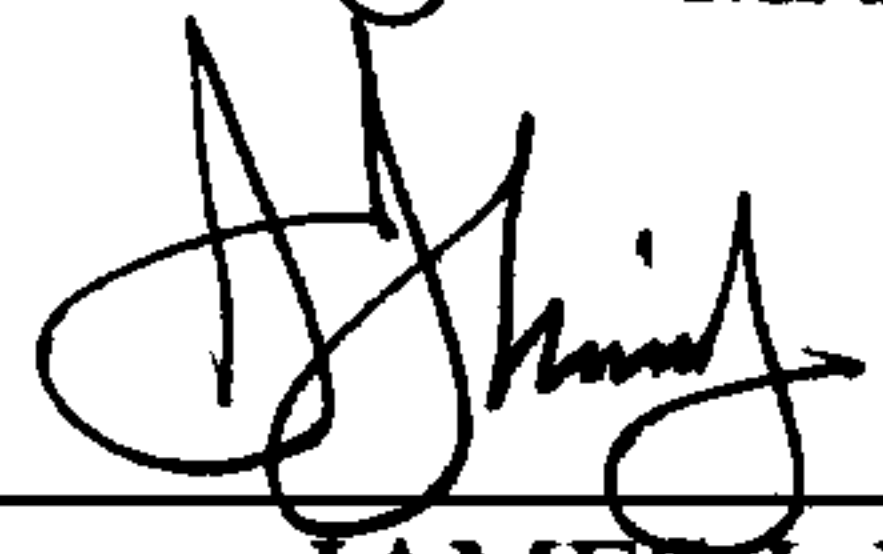
TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARY BAIRD, AN UNMARRIED PERSON and JAMES J. BAIRD, JR., A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of December, 2002.



MARY BAIRD



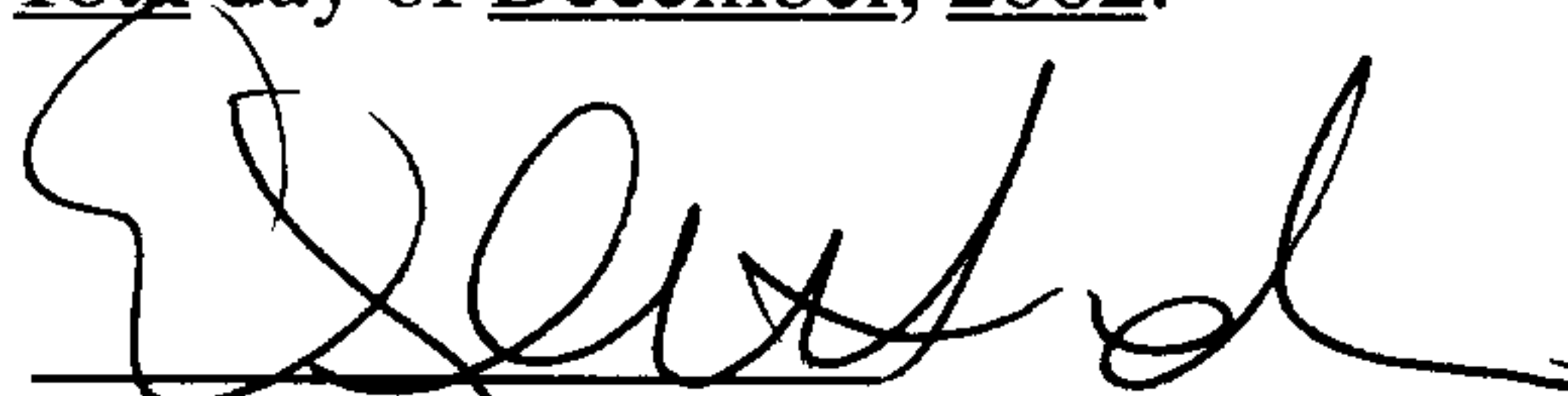
JAMES J. BAIRD, JR.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARY BAIRD, JAMES J. BAIRD, JR. 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of December, 2002.



Notary Public

My commission expires: 10-2-05