

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Evelyn P. Borgh  
1155 Berwick Road  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, FRANCES M. COUPLAND, an unmarried person by BOBBY E. COUPLAND, as Attorney in Fact, as shown by Durable Power of Attorney, recorded under Instrument No. 20030129000055540 in the Probate Office of Shelby County, Alabama (herein referred to as GRANTOR) do grant, bargain, sell and convey unto EVELYN P. BORGH (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 153-A, according to the Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their her and assigns forever, against the lawful claims of all persons.

Dated this the 16<sup>th</sup> day of January, 2003.

Frances M. Coupland By Bobby E. Coupland, her Attorney-in-Fact  
FRANCES M. COUPLAND

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that BOBBY E. COUPLAND, whose name as Attorney-in-Fact for FRANCES M. COUPLAND 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, he, in his capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of January, 2003.

John A. Gant  
NOTARY PUBLIC JOHN A. GANT  
My Commission Expires: 10/20/05