

✓ This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$81,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Janice M. Hanson, a single woman, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto James D. Gracien, a single man, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See Exhibit "A"

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$83,430.00 was paid from first mortgage recorded herewith.

Grantee's address: 2401 MAHARD DR
PELHAM AL 35124

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on
this the 17th day of FEBRUARY, 2003.

✓ Janice M Hanson
Janice M. Hanson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Janice M. Hanson, a single
woman, whose name 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, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of
FEB., 2003.

[Signature]
Notary Public

My Commission Expires:

8.29.04

Exhibit A

Unit 17-1, in Windhover, a Condominium located at Old rocky Ridge Road, Jefferson County, Alabama, as established by Declaration of Condominium, recorded on July 23, 1975, in Real Volume 1197, Page 689, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 1, in the Probate Office of Shelby County, Alabama, as amended by Amendments of Declaration of Condominium recorded in Real Volume 1200, Page 637, in Real Volume 1385, Page 91, in Real Volume 1388, Page 152, in Real Volume 1564, Page 374, in Real Volume 1573, Page 594, in Real Volume 1632, Page 85 and in Real Volume 1632, Page 93, in the Probate Office of Jefferson County, Alabama, and in Misc. Book 12, Page 196, in Misc. Book 18, Page 28, in Misc. Book 18, Page 163, in Misc. Book 24, Page 465 in Misc. Book 24, Page 468, in Misc. Book 26, Page 329, and in Misc. Book 26, Page 337, in the Probate Office of Shelby County, Alabama; together with an undivided interest in the common elements of Windhover, a Condominium, as set out in Exhibit "B" attached to said Declaration of Condominium, as to may have been or may hereafter be amended pursuant to said Declaration; said unit being more particularly detailed in the plans and drawings of said Condominium as recorded in Map Book 107, Page 26, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 52, in the Probate Office of Shelby County, Alabama, as amended by revised or supplemental plans recorded in Map Book 107, Page 32, in Map Book 111, Page 34, in Map Book 115, Page 5, in Map Book 116, Page 76 and in Map Book 116, Page 77, in the Probate Office of Jefferson County, Alabama, and in Map Book 6, Page 55, in Map Book 6, Page 133, in Map Book 7, Page 41, and in Map Book 7, Page 81 and in Map Book 7, Page 82, in the Probate Office of Shelby County, Alabama.