

8561

(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:

JENNIFER M. LONG
7800 WELLWOOD CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THOUSAND DOLLARS and 00/100 (\$120,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, R. SCOTT WILSON and JANICA T. WILSON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JENNIFER M. LONG, 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 24, ACCORDING TO THE AMENDED MAP OF WYNDHAM WELLINGTON SECTOR, AS RECORDED NI MAP BOOK 23, PAGE 27, 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 BUILDING LINE ON FRONT SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR SIDE OF LOT AS SHOWN ON RECORDED MAP
4. RESTRICTIONS AS SHOWN ON RECORDED MAP.
5. RESTRICTIONS AND EXCEPTIONS AS TO SINKHOLE PRONE AREA AS REFERRED TO IN INST. NO. 1997-24872.
6. EASEMENT TO TOWN OF HELENA, RECORDED IN DEED BOOK 305, PAGE 400, DEED BOOK 305, PAGE 394, DEED BOOK 305, PAGE 396, DEED BOOK 305, PAGE 398 AND DEED BOOK 305, PAGE 402, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO PLANTATION PIPELINE COMPANY, RECORDED IN DEED BOOK 258, PAGE 49, DEED BOOK 113, PAGE 61, DEED BOOK 180, PAGE 192, DEED BOOK 258, PAGE 47, DEED BOOK 258, PAGE 49 AND DEED BOOK 180, PAGE 192, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT RECORDED IN DEED BOOK 311, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF INGRESS AND EGRESS AS RECORDED IN REAL VOLUME 192, PAGE

743, REAL 250, PAGE 894 AND REAL 251, PAGE 602 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- 10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN DEED VOLUME 324, PAGE 362.
- 11. EASEMENT TO SOUTHERN NATURAL GAS RECORDED IN DEED BOOK 88, PAGE 551, DEED BOOK 146, PAGE 301, DEED BOOK 147, PAGE 579 AND DEED BOOK 213, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 12. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN VOLUME 154, PAGE 384, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 13. RIGHT OF WAY SHELBY COUNTY, RECORDED IN VOLUME 154, PAGE 384, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- 14. TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT RE: COVENANTS AND AGREEMENTS FOR CONSULTING FEES AS SHOWN BY INSTRUMENTS RECORDED IN INSTRUMENT #1997-91 AND INSTRUMENT #1997-27775 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$96,000.00 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, R. SCOTT WILSON and JANICA T. WILSON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of February, 2003.


R. SCOTT WILSON

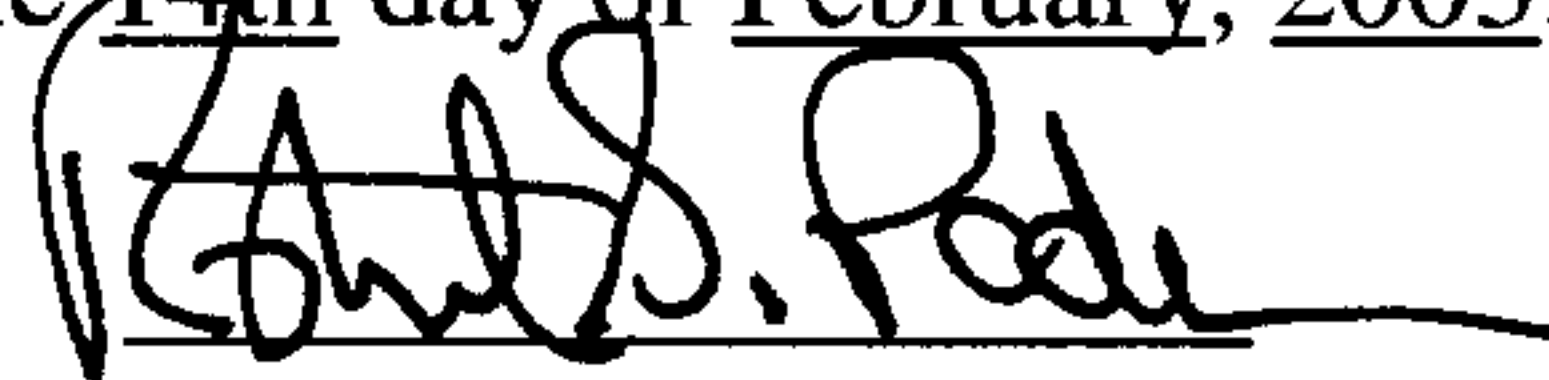

JANICA T. WILSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that R. SCOTT WILSON, JANICA T. WILSON 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 14th day of February, 2003.


Notary Public

My commission expires: 2/11/06