

## **GENERAL WARRANTY DEED**

**THIS DEED**, made and entered into this 8<sup>th</sup> day of January, 2003, by and between

**DONALD R. FELIN and VITA FELIN, Husband and Wife**

of the County of Shelby, State of Alabama, Grantor, and

**DONALD R. FELIN, Trustee of the Donald R. Felin  
Agreement of Trust dated November 15, 2002, an  
undivided one-half (½) interest as a tenant in common**

**and**

**VITA FELIN, Trustee of the Vita Felin  
Agreement of Trust dated November 15, 2002, an  
undivided one-half (½) interest as a tenant in common**

of the County of Shelby, State of Alabama, Grantee.

Grantee's mailing address: 223 Meadow Croft Circle, Birmingham, Alabama 35242

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

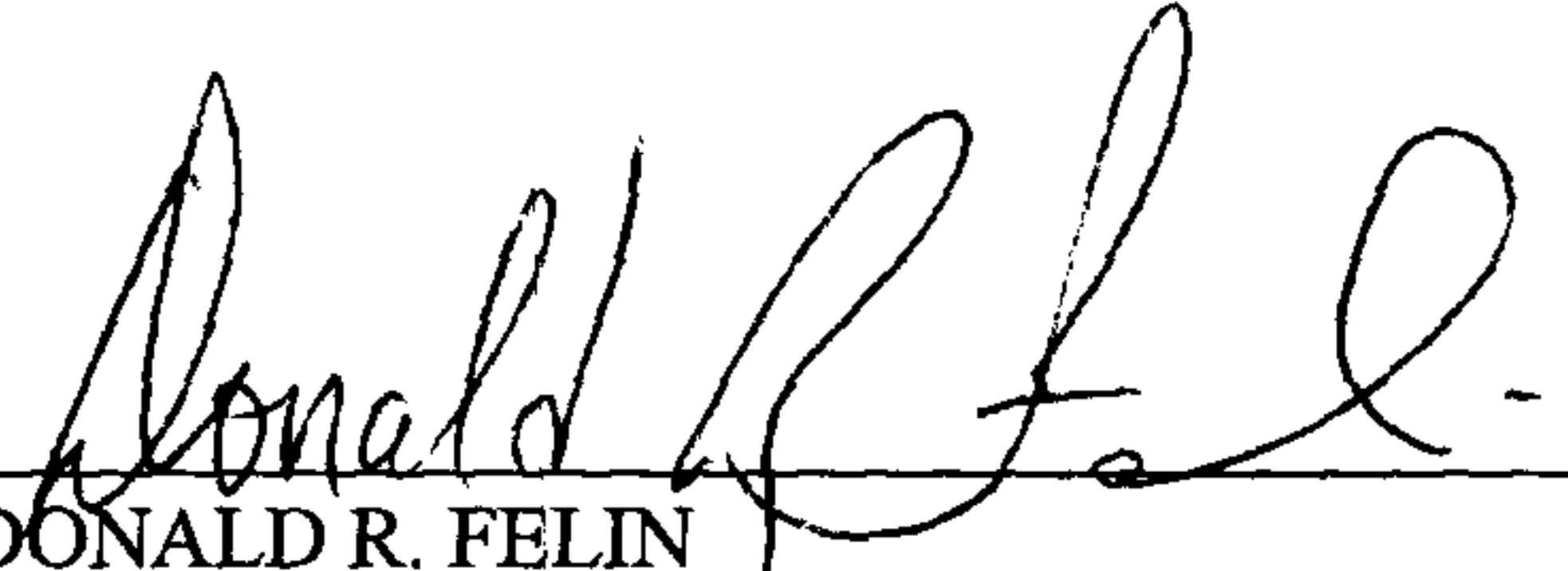
Lot 23, according to the Survey of Meadow Brook Townhomes, Phase II, 2<sup>nd</sup> Sector, as recorded in Map Book 22, Page 4 A & B, in the Probate Office of Shelby County, Alabama.

Subject to building lines, easements, conditions and restrictions of record, if any, and to any zoning law or ordinance affecting said property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee, and to the heirs and assigns of such Grantee forever.

The said Grantor hereby covenanting that said Grantor and the heirs, executors and administrators of such Grantor, shall and will WARRANT AND DEFEND the title to the premises unto the said Grantee and to the heirs and assigns of such Grantee forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2003 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has or have hereunto set their hand or hands the day and year first above written.

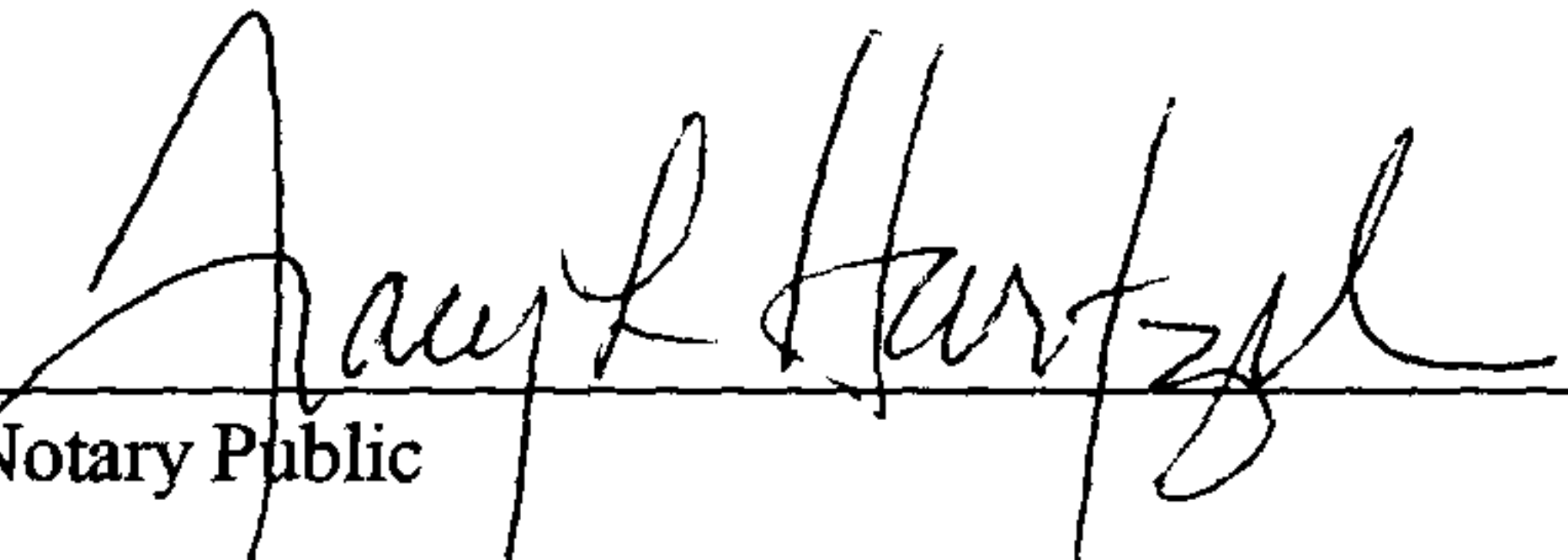
  
DONALD R. FELIN

  
VITA FELIN

STATE OF MISSOURI    )  
                                  ) SS.  
COUNTY OF ST. LOUIS )

On this 8<sup>th</sup> day of January, 2003, before me personally appeared DONALD R. FELIN and VITA FELIN, to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

  
Notary Public

My term expires:



**This instrument Was Prepared By:**

✓ Christopher K. Reid, Esq.  
1034 S. Brentwood Blvd., Suite 1800  
St. Louis, Missouri 63117-1223