

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED

Send Tax Notice To: ANNA ESTES

name

1605

~~XXXX~~ BENT RIVER CIRCLE

address

BIRMINGHAM, ALABAMA 35216

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:



20030707000422010 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/07/2003 08:45:00 FILED/CERTIFIED

That in consideration of ONE HUNDRED SIXTY ONE THOUSAND AND NO/100-----DOLLARS (\$161,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MELANIE A. LEE, A SINGLE PERSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ANNA ESTES

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 24 ACCORDING TO THE SURVEY OF BENT RIVER ESTATES, PHASE I AS RECORDED IN MAP BOOK 17, PAGE 135 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2003.

RESTRICTIONS, BUILDING SET BACK LINE AND EASEMENTS SHOWN ON RECORD MAP.

RESTRICTIONS AND COVENANTS IN INST. NO. 1994-11503.

EASEMENTS SET OUT IN REAL 1364, PAGE 825 AND MISC. BOOK 1, PAGE 534.

SEWER AGREEMENT IN INST. NO. 1993-4198.

TITLE TOP ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGTHS, PRIVILEGES AND IMMUNITIES RELATING THERTO, INCLUDING RIGHTS SET OUT IN VOLUME 199, PAGE 473 AND REAL 3636, PAGE 127, AND VOLUME 804, PAGE 261.

ALL THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND HOLD to the said grantee, 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, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 25th day of June, 2003

(Seal)

Melanie A. Lee
MELANIE A. LEE
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that MELANIE A. LEE, A SINGLE PERSON, whose name(s) is signed to the foregoing conveyance, and who she 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 hands and official seal this 25th day of June, A.D., 2003

GENE W. GRAY, JR.

Notary Public