

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

Send tax notice to:
Annette Sundberg
1229 Southwind Drive
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Sixty Seven Thousand Nine Hundred and 00/100 Dollars (\$141,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, We, GARY P. McDougall and MELANIE H. McDougall, Husband and Wife, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto ANNETTE SUNDBERG, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 2, Block 4, according to the Map of Dearing Downs, Second Addition, as recorded in Map Book 9, page 33, in the Probate Office of Shelby County, Alabama.

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 we do for ourselves and for our executors and administrator covenant with said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Dated this the 30th day of June, 2003.

GARY P. McDougall
GARY P. McDougall

Melanie H. McDougall
MELANIE H. McDougall

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that GARY P. McDougall and MELANIE H. McDougall, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2003.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05