

**SEND TAX NOTICES TO:**

Randy Joel Harper  
777 Carl Raines Lake Rd.  
Birmingham, AL 35244



20030708000430380 Pg 1/3 18.00  
Shelby Cnty Judge of Probate, AL  
07/08/2003 14:02:00 FILED/CERTIFIED

**WARRANTY DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Three Hundred Thousand and no/100 Dollars (\$300,000.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MILDRED A. RAINES, an unmarried woman**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **RANDY JOEL HARPER** (herein referred to as "Grantee") her interest in the following described real estate situated in Jefferson County, Alabama, to wit:

The property described herein on Exhibit A attached hereto and incorporated herein by this reference.

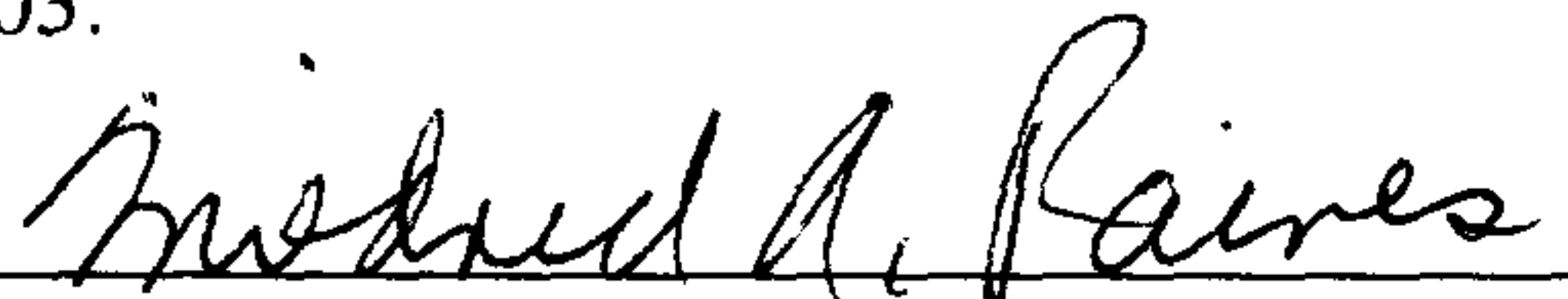
Subject to:

1. Grantor reserves a life estate on Lot 4 of the property described herein for and during her natural life.
2. Grantor reserves a right of first refusal to purchase said land in the event that the Grantee should desire to sell or otherwise convey the same subject to the terms of an unrecorded agreement between the Grantor and Grantee. The right of first refusal provided for in this Paragraph shall terminate (i) upon written notice of Grantor's election not to purchase said land or (ii) at the death of the Grantor.
3. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
4. Taxes or special assessments which are not shown by existing public record.
5. General taxes or assessments for the year 2003 and subsequent years not yet due and payable.
6. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on or under subject property.
7. Easement to Alabama Power Company as shown by instrument recorded in Inst. No. 1994-11652 and Inst. No. 1995-30144 in the Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 111, page 625; Deed 127, page 140; Deed 129, page 205; Real 18, page 140 and Inst. No. 2002-12323 in the Probate Office.
9. Rights of others to use of the pond.

**TO HAVE AND TO HOLD** the described premises to Grantee, his heirs, executors, successors and assigns forever.

**AND THE GRANTOR** does for her heirs and executors, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and his heirs and executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 2nd day of July, 2003.

  
(GRANTOR) Mildred A. Raines

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that Mildred A. Raines, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2<sup>nd</sup> day of July, 2003.

  
NOTARY PUBLIC  
My Commission Expires: 5-11-05

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, Alabama 35244

**ANNE R. STRICKLAND  
ATTORNEY AT LAW  
5330 STADIUM TRACE PKWY STE. 250  
BIRMINGHAM, AL 35244**

**EXHIBIT "A"**

20030708000430380 Pg 3/3 18.00  
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**Lots 1, 2, 3 and 4 of the Carl H. Raines Irrevocable Granddaughters' Trust Family Subdivision, as recorded in Map Book 28 page 57, in the Probate Office of Shelby County, Alabama; the same being formerly described as follows:**

**A part of the NE ¼ of NW ¼ of Section 25, Township 19, Range 3 West, described as follows: Begin on the West line of said forty acres where the Old Montgomery Road crosses said West line and run North 756 feet to the NW corner of said forty; thence East 745 feet to the NW corner of the lot sold to D. O. Hogue; thence South 756 feet to said Old Montgomery Road; thence West 745 feet to the point of the beginning. Mineral and mining right excepted.**