20030801000499920 Pg 1/2 19.00 Shelby Cnty Judge of Probate, AL 08/01/2003 14:21:00 FILED/CERTIFIED

THIS INSTRUMENT WAS PREPARED BY: Richard W. Theibert, Attorney NAJJAR DENABURG, P.C. 2125 Morris Avenue Birmingham, Alabama 35203

> SEND TAX NOTICE TO: Frank J. Barrientes 1414 Amberley Woods Cove Helena, AL 35080

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)

: KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Ninety-Seven Thousand Five Hundred and No/100, (\$97,500.00) DOLLARS, in hand paid to the undersigned, Kelli T. Bice, an unmarried woman, (hereinafter referred to as "GRANTOR"), by Frank J. Barrientes, an unmarried man, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 2, according to the Survey of Phase I, Amberley Woods, 3rd Sector, as recorded in Map Book 20, Page 88, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes for the current year, 2003.
- 2. 30 foot minimum building setback line from Amberley Woods Cove as shown by recorded map.
- 3. Variable sanitary sewer easement on the Southerly property line as shown by recorded map.
- 4. 5 foot easement on the North and East property lines as shown by recorded map.
- Restrictions and conditions as setforth in Instrument #1995-32893, in the Probate Office of Shelby County, Alabama.
- Easement to Alabama Power Company as setforth in Instrument #1996-5638, in the Probate Office of Shelby County, Alabama.
- 7. Agreement to Colonial Pipeline as setforth in Instrument #1995-30589, in the Probate Office of Shelby County, Alabama.
- 8. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto.

\$78,000.00 and \$14,625.00 of the purchase price recited above was paid from the proceeds of a purchase money first mortgage and a purchase money second mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of July, 2003.

(SEAL)

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kelli T. Bice, an unmarried woman, whose name is signed to the foregoing conveyance, and who 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 hand and official seal this 30th day of July, 2003.

NOTARY PUBLIC

My Commission Expires May 21, 2004 My commission expires: