

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Newman M. Evans
212 High Ridge Dr.
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

20030804000500720 Pg 1/1 31.50
Shelby Cnty Judge of Probate, AL
08/04/2003 08:16:00 FILED/CERTIFIED

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred thirty-four thousand and no/100 (\$134,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tracie D. Alford, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Newman M. Evans

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

Lot 224, according to a Resurvey of Final Plat High Ridge Village, Phase 4,
as recorded in Map Book 29, Page 83 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$113,900.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31 day of July, 2003

(Seal)
(Seal)
(Seal)

Tracie D. Alford (Seal)
TRACIE D. ALFORD
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, do hereby certify that Tracie D. Alford, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 2003 A. D.,

My commission expires:
6-6-04

W. Russell Waldrop
Notary Public.