

9672.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

ANNIE J. JAMES  
939 DAVENTRY TRAIL  
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED NINETEEN THOUSAND THREE HUNDRED EIGHTY FIVE DOLLARS and 00/100 (\$119,385.00) to the undersigned grantor, J. HARRIS DEVELOPMENT CORPORATION a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ANNIE J. JAMES, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF DAVENTRY SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 29, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 20 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 15 FOOT EASEMENT ON NORTH, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT 1999-29871; 1<sup>ST</sup> AMENDMENT RECORDED IN INSTRUMENT 1999-33485 AND 2<sup>ND</sup> AMENDMENT RECORDED IN INSTRUMENT 2000-2403, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 103, PAGE 170; DEED BOOK 205, PAGE 674; DEED BOOK 198, PAGE 478 AND DEED BOOK 177, PAGE 493, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO SOUTHERN NATURAL GAS COMPANY RECORDED IN DEED BOOK 90, PAGE 241, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. ATTENTION IS DIRECTED TO THE FACT THAT SUBJECT PROPERTY ABUTS I-65, A LIMITED ACCESS WAY, WITH RIGHTS OF ACCESS LIMITED TO THOSE POINTS DESIGNATED BY THE DEPARTMENT OF TRANSPORTATION OR OTHER APPROPRIATE DEPARTMENT.
8. 40 FOOT INGRESS AND EGRESS EASEMENT AS SET OUT IN INSTRUMENT 1996-17202 AND INSTRUMENT 1996-17203, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$69,385.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, J. HARRIS DEVELOPMENT CORPORATION, by its PRESIDENT, JACK D. HARRIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6<sup>th</sup> day of August, 2003.

J. HARRIS DEVELOPMENT CORPORATION

By: Jack D. Harris  
JACK D. HARRIS, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JACK D. HARRIS, whose name as PRESIDENT of J. HARRIS DEVELOPMENT CORPORATION, a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 6<sup>th</sup> day of August, 2003.

George M. Vaughn  
Notary Public

My commission expires: 9.29.06