



This Instrument Was Prepared By:
G. Wray Morse
Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Wendy C. Weber
3160 Highway 83
Vincent, Alabama 35178

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Eighty Two Thousand Two Hundred and 00/100 Dollars (\$82,200.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Keith Graben and Tami Graben, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Wendy C. Weber, an unmarried woman** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Parcel 1: Beginning at a point in the Southern right of way of the Old Elliot Settlement Road being the original NW corner of the parcel recorded in Deed Book 176, Page 20; thence with the Southern right of way of said road South 80 degrees 30' East, 80 feet to a point; thence leaving said right of way along a new division line South 0 degrees 45' West, 406.5 feet to a point in the Southern boundary of the parcel recorded in Deed Book 326, Page 115; thence North 89 degrees 30' West, 70 feet to a point being the SW corner of said parcel; thence North 0 degrees 30' West, 419 feet to the point of beginning, said parcel located in the City of Vincent, Shelby County, Alabama; being situated in the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel II: Beginning at a point on the Southern right of way of the Old Elliott Settlement Road being the original NW corner of the parcel recorded in Deed Book 176, Page 20; thence with the Southern right of way of said road South 80 degrees 30' East, 80 feet to the point of beginning for Parcel "B"; thence continuing with Southern right of way of said road South 80 degrees 30' East, 114 feet to a point; thence South 58 degrees 10' East, 59 feet to a point; thence leaving said right of way South 21 degrees 20' West, 138 feet to the SE corner of parcel recorded in Deed Book 176, page 20 and NE corner of parcel recorded in Deed Book 326, Page 115; thence North 89 degrees 30' West, 120 feet to a point in the Southern boundary of said parcel; thence along a new division line North 0 degrees 45' East, 406.5 feet to the point of beginning; being situated in the NE 1/4 of NW 1/4 of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama.

Note: \$84,650.00 of the above purchase price is in the form of a mortgage in favor of GMAC Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **22nd** day of **August, 2003**.



Keith Graben



Tami Graben

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Keith Graben and Tami Graben, husband and wife**, 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 **22nd** day of **August, 2003**.



G. Wray Morse - Notary Public

My Commission Expires: **9/10/2004**