

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

Send Tax Notice to:  
Amanda L. Hedrick  
118 South River Drive  
Shelby, Alabama 35143

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 Nine Thousand Nine Hundred and 00/100 Dollars (\$89,900.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Thomas A. Edwards and Rebecca D. Johnson, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Amanda L. Hedrick, 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:

**Lot No. 58, in Lacoosa Estates, as shown by plat recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, at Page 35. Situated in Shelby County, Alabama.**

**LESS AND EXCEPT** however the following described parcel of land; Beginning at the Northwest corner of Lot 58, LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence Southeasterly along the said Westerly line of said Lot 58, a distance of 117.92 feet to the Southwest corner of same said Lot 58; thence turn a deflection angle of 101 degrees 25 minutes to the left and run Northeasterly a distance of 20.76 feet to a point; thence turn an deflection angle of 88 degrees 43 minutes 11 seconds to the left an run Northwesterly a distance of 115.62 feet to the point of beginning.


**Note: \$71,920.00 of the above purchase price is in the form of a mortgage in favor of Countrywide Home Loans, Inc., executed and recorded simultaneously herewith.**

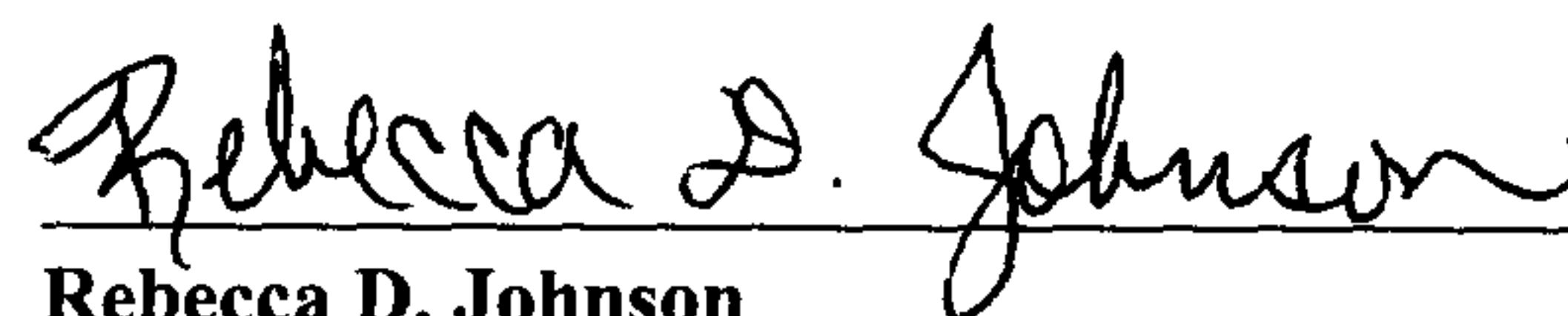
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

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 **15th** day of **August, 2003**.

  
Thomas A. Edwards

  
Rebecca D. Johnson

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Thomas A. Edwards and Rebecca D. Johnson, 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 **15th** day of **August, 2003**.

  
G. Wray Morse - Notary Public

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