

SEND TAX NOTICE TO:
Warren K. Bailey
P. O. Box 43962
Birmingham, AL 35243


20030917000624660 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
09/17/2003 10:07:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That for and in consideration of Four Hundred Eighty-Five Thousand Two Hundred Ninety-Six and No/100 (\$485,296.00) DOLLARS, to the undersigned, **Eugene Britt Butler**, a married man (hereinafter referred to as "Grantor"), in hand paid by **Warren K. Bailey** (hereinafter referred to as "Grantee"), the receipt, adequacy and sufficiency whereof are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, **Warren K. Bailey**, the following real estate, located and situated in Jefferson County, Alabama:

The SW 1/4 of NW 1/4 and the NW 1/4 of SW 1/4, Section 9, Township 18 South, Range 1 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2003, which are a lien, but not yet due and payable until October 1, 2003.
2. Easements, rights-of-way, restrictions and covenants of record.
3. Easement recorded in Deed Book 89, page 454, in the Probate Office of Shelby County, Alabama.
4. Mineral and mining rights and rights incident thereto recorded in Real 73, page 464, in the Probate Office of Shelby County, Alabama.
5. Easement for ingress/egress recorded in Real 73, page 461 and Real 238, page 717, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Alabama Power Company by instrument recorded in Real 93, page 131, in the Probate Office of Shelby County, Alabama.
7. Terms regarding maintenance of easement recorded in Real 73, page 461, in the Probate Office of Shelby County, Alabama.

The property conveyed herein does not constitute the homeplace of the grantor or his spouse.

The entire purchase price recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the said described property unto the said Grantee, his heirs and assigns forever.

And said Grantor does for himself, his heirs and assigns,

covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawfull claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of September, 2003.


Eugene Britt Butler

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that Eugene Britt Butler, a married man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2003.


NOTARY PUBLIC

My commission expires: August 27, 2004

THIS INSTRUMENT WAS PREPARED BY:
DAVID F. OVSON, Attorney at Law
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Ridge Park Building
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Birmingham, AL 35205