

This instrument was prepared by:

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Hwy, Ste. 219  
Birmingham, AL 35209

Send Tax Notice To: R. Brett Falkenhagen  
name 2929 Riverwood Terrace  
address Birmingham, AL 35242

WARRANTY DEED-

STATE OF ALABAMA SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWELVE THOUSAND NINE HUNDRED AND NO/100 (112,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Rose Ann Rawlins, A Single Woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto R. Brett Falkenhagen

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

See Legal Description on attached Exhibit "A".

Subject to taxes for 2003.

Minerals and mining rights excepted.

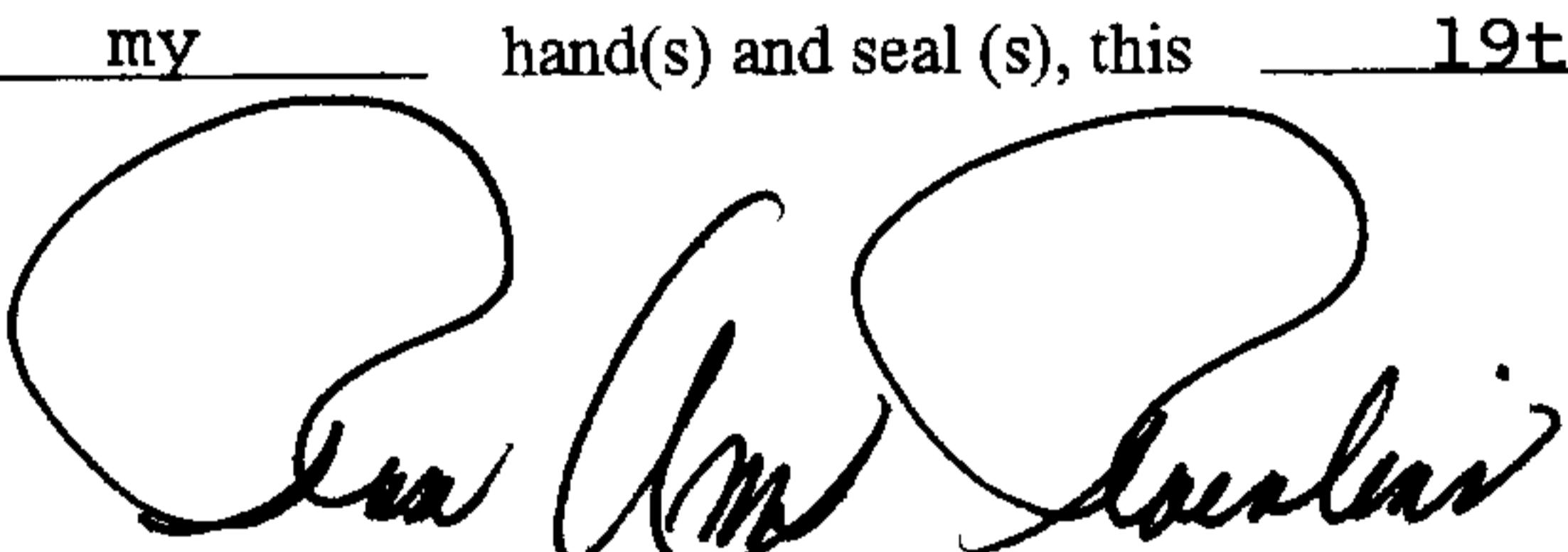
Subject to items on attached Exhibit "B".

\$ 109,513.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 19th day of September, 2003

  
Rose Ann Rawlins

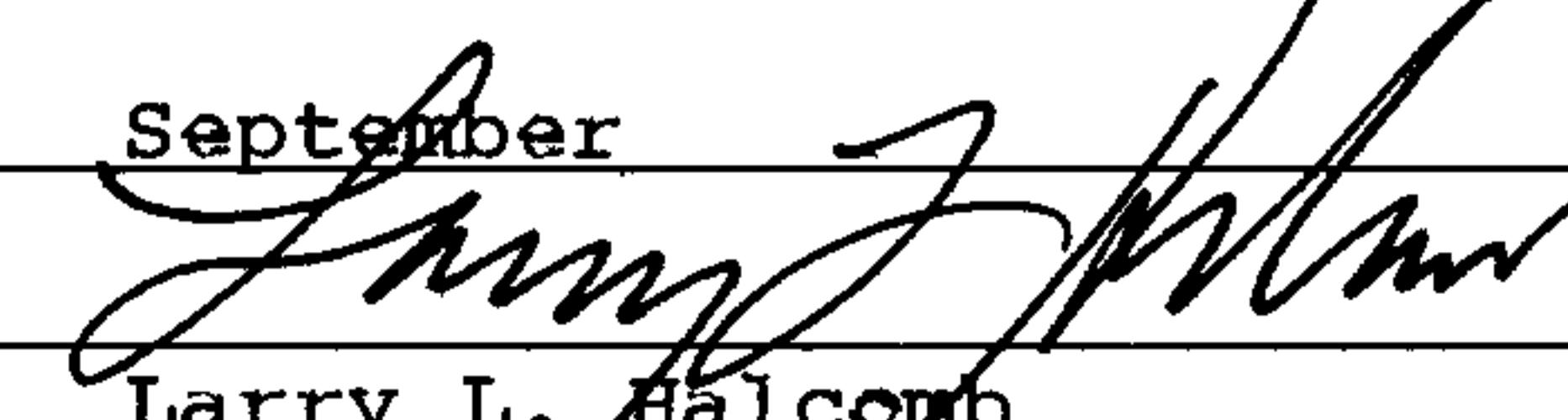
(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal) \_\_\_\_\_

STATE OF ALABAMA JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb  
Rose Ann Rawlins, A Single Woman, a Notary Public in and for the said County, in said State, hereby certify that whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 19th day of September A.D., 2003

  
Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/06

EXHIBIT "A"

**Lot A, Block 19, according to the Amended Survey of Riverwood, Fourth Sector, as recorded in Map Book 8 page 136, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with an undivided 1/106<sup>th</sup> interest in the common area as set forth in the Declarations recorded in Misc. Volume 39 page 880 in the Probate Office.**

Building setback line of 25 feet reserved from Riverwood Terrace as shown by plat.

Easements as shown by recorded plat, including 5 feet within building setback line and 10 feet on the Southerly and Westerly sides and 20 feet through center of the land.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 39 page 880 in the Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 220 page 43; Deed 266 page 741; Deed 247 page 422; Deed 279 page 387 in the Probate Office.

Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 334 page 207; Deed 277 pages 219 and 442 in the Probate Office.

Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed 345 page 661 and Deed 343 page 941 in the Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 48 page 278 and covenants pertaining thereto recorded in Misc. Book 48 page 281 in the Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 327 page 906 and Deed 351 page 909 in the Probate Office.

Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.