

PLEASE RETURN TO:
MOSS & CONDON, LLC
300 UNION HILL DRIVE, SUITE 200
BIRMINGHAM AL 35209

20031003000665480 Pg 1/1 96.00
Shelby Cnty Judge of Probate, AL
10/03/2003 09:24:00 FILED/CERTIFIED

This instrument was prepared by:
David P. Condon
Moss & Condon, L.L.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Etta Lowery
3337 Afton Lane
Birmingham, Alabama 35242

WARRANTY DEED

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

That in consideration of **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Myron Leslie Herring and his wife Janice Hill Herring

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Etta Lowery

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, Block 3, according to the Survey of Wyngate Trace, as recorded in Map Book 12, page 94, in the Probate Office of Shelby County, Alabama

\$336,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$84,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith

Subject to: (1) 2003 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 29th day of September, 2003.

Myron Leslie Herring (Seal) Janice Hill Herring (Seal)
Myron Leslie Herring Janice Hill Herring

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Myron Leslie Herring and Janice Hill Herring 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 29th day of September, 2003.

DAVID P. CONDON
NOTARY PUBLIC
Notary Public: David P. Condon
My Commission Expires: 2-12-04
ALABAMA STATE-AT-LARGE