

3-407

SEND TAX NOTICE TO:

Russell J. Anthony
Gwen H. Anthony
4568 Eagle Point Drive
Birmingham, AL 35242

This instrument was prepared by:

Charles E. Davis, Jr.
400 Vestavia Parkway, Suite 101
Birmingham, Alabama 35216

WARRANTY DEED

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

That in consideration of **TWO HUNDRED NINETY-ONE THOUSAND and No/100's (\$291,000.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Frank J. Laughlin and wife, Susan P. Laughlin** (hereinafter grantors), do grant, bargain, sell and convey unto **Russell J. Anthony and Gwen H. Anthony**, (hereinafter grantees) **as joint tenants with right of survivorship**, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**

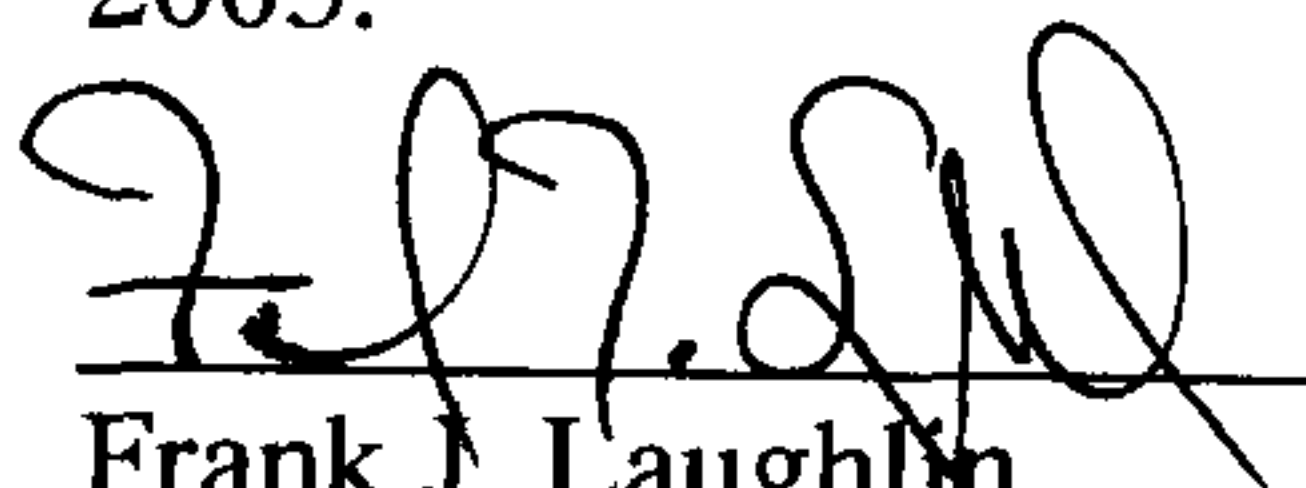
Lot 304, according to the Map and Survey of Eagle Point, Third Sector, Phase 2, as recorded in Map Book 18 page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$261,000.00 of the above referenced consideration is from a purchase money first mortgage.

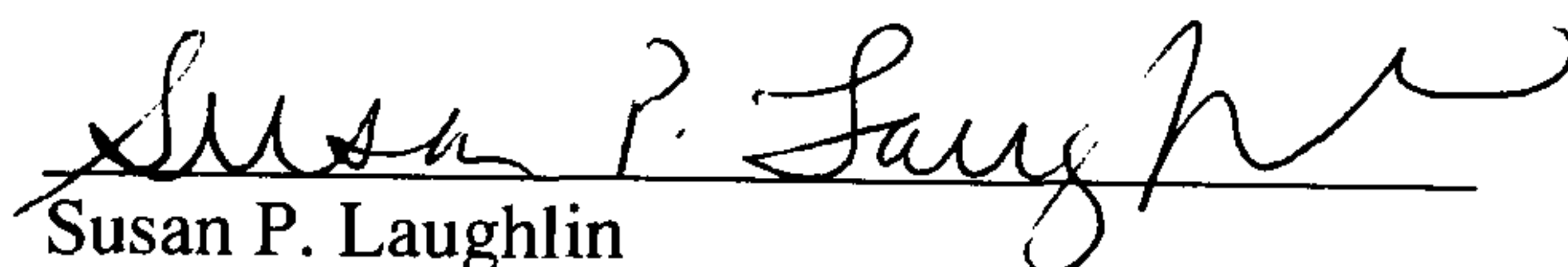
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

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



Frank J. Laughlin



Susan P. Laughlin

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank J. Laughlin and Susan P. Laughlin**, 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 29 day of September, 2003.

Notary Public

Commission Expires: 10/28/2006.