

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Eighty Seven Thousand Five Hundred and No/100 (\$287,500.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **Claudia Lee Lewis, as Trustee of the Claudia Lee Lewis Living Trust**, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Troy Edmonson and Tammy Edmonson**, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Jefferson County, State of Alabama, to wit:

Lot 905, according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama.

\$212,000.00 of the above consideration was paid from the proceeds of that mortgage closed simultaneously herewith,

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2003, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, **Claudia Lee Lewis, as Trustee of the Claudia Lee Lewis Living Trust**, who is authorized to execute this conveyance, has hereto set their signatures and seal, this 26th day of November, 2003.

THE CLAUDIA LEE LEWIS LIVING TRUST

WITNESS

BY: Claudia Lee Lewis, Trustee
CLAUDIA LEE LEWIS, TRUSTEE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, the undersigned a Notary Public in and for said State and County, hereby certify that Claudia Lee Lewis, whose name as Trustee of the Claudia Lee Lewis Living Trust, are to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, she being informed of the contents of the conveyance, he/she/they as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2003.

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/27/05

Christopher P. Moseley
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
1001 EAGLE CREST CIRCLE
BIRMINGHAM, ALABAMA 35242