

Bhm 31548

20031229000828760 Pg 1/2 25.00
Shelby Cnty Judge of Probate, AL
12/29/2003 15:13:00 FILED/CERTIFIED

Reli, Inc.

the TITLE and CLOSING PROFESSIONALS
3595 Grandview Pkwy, Ste 350
Birmingham, AL 35243

QNo

THIS INSTRUMENT PREPARED BY:

Stewart & Associates, P.C.
3595 Grandview Parkway
Suite 350
Birmingham, Alabama 35243

SEND TAX NOTICE TO

DON MOTT

4324 HERITAGE VIEW ROAD
BIRMINGHAM, ALABAMA 35242&

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF Shelby:

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twelve Thousand Five Hundred and 00/100 (\$212,500.00) and other good and valuable consideration, in hand paid to the undersigned, ANDREW R. GARVER and spouse, TERRI D. GARVER, (hereinafter referred to as "Grantors") to DON MOTT and MARY LEE MOTT (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell and convey unto Grantees, the following described real estate, situated in the County of Shelby, Alabama, to-wit:

LOT 49, ACCORDING TO THE SURVEY OF HERITAGE OAKS, AS RECORDED IN MAP BOOK 11, PAGE 23 A 7 B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. 2004 AD VALOREM TAXES AND TAXES FOR ANY AND ALL SUBSEQUENT YEARS.
2. BUILDING AND SETBACK LINES OF 30 FEET AS RECORDED IN MAP BOOK 11, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. 7.5 FOOT EASEMENT ON NE LOT LINES AS PER PLAT.
4. 15 FOOT EASEMENT ON NORTH LOT LINE AS PER PLAT.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 136, PAGE 426; DEED BOOK 134, PAGE 514; DEED BOOK 139, PAGE 128 AND DEED BOOK 220, PAGE 69.
6. RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 216, PAGE 155; DEED BOOK 135, PAGE 31; DEED BOOK 135, PAGE 33; AND DEED BOOK 257, PAGE 172.
7. RESTRICTIVE COVENANTS AS RECORDED IN REAL BOOK 152, PAGE 657.
8. EASEMENTS AS TO UNDERGROUND CABLES AS RECORDED IN REAL BOOK 140, PAGE 835.
9. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN REAL BOOK 140, PAGE 835.
10. TITLE TO ALL OIL, GAS, AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANYR ELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED INREAL 373, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. RIGHT OF WAY TO ALABAMA POWER COMANY AS RECORDED IN REAL BOOK 133,P AGE 586.

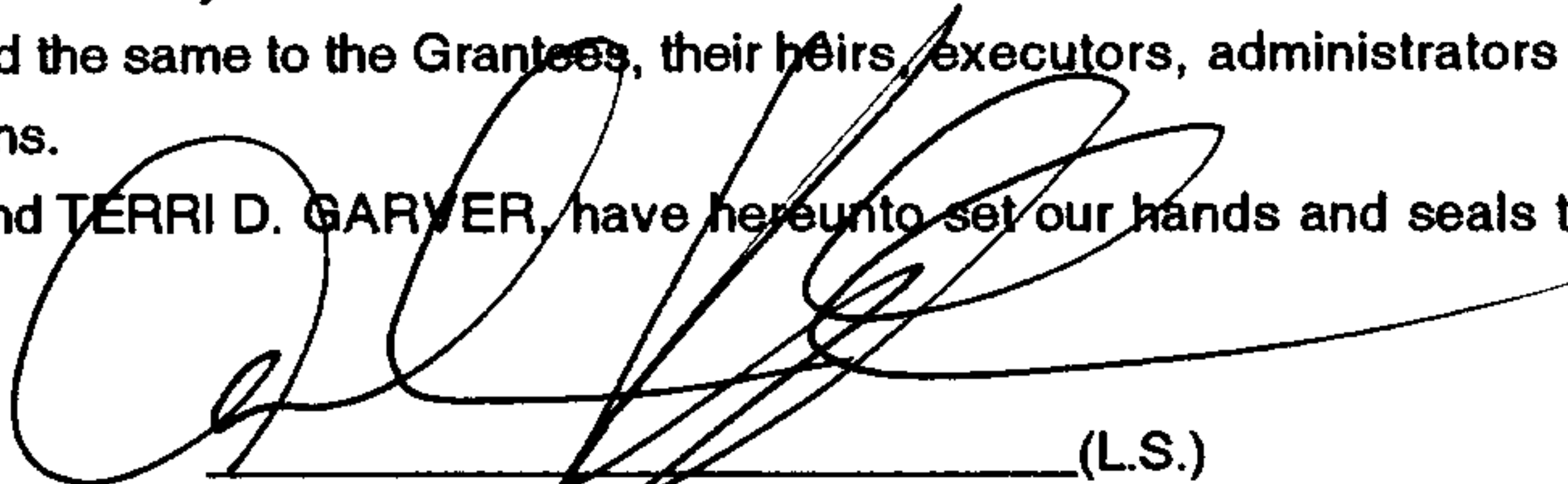
\$201,875.00 OF THE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators, successors and assigns forever.

The Grantors 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 they are free from all encumbrances, except

as shown above; that we have a good right to sell and convey the same as aforesaid; and that it will, and their successors and assigns shall forever, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we, ANDREW R. GARVER and TERRI D. GARVER, have hereunto set our hands and seals this 12th day of December, 2003.



(L.S.)

ANDREW R. GARVER



(L.S.)

TERRI D. GARVER

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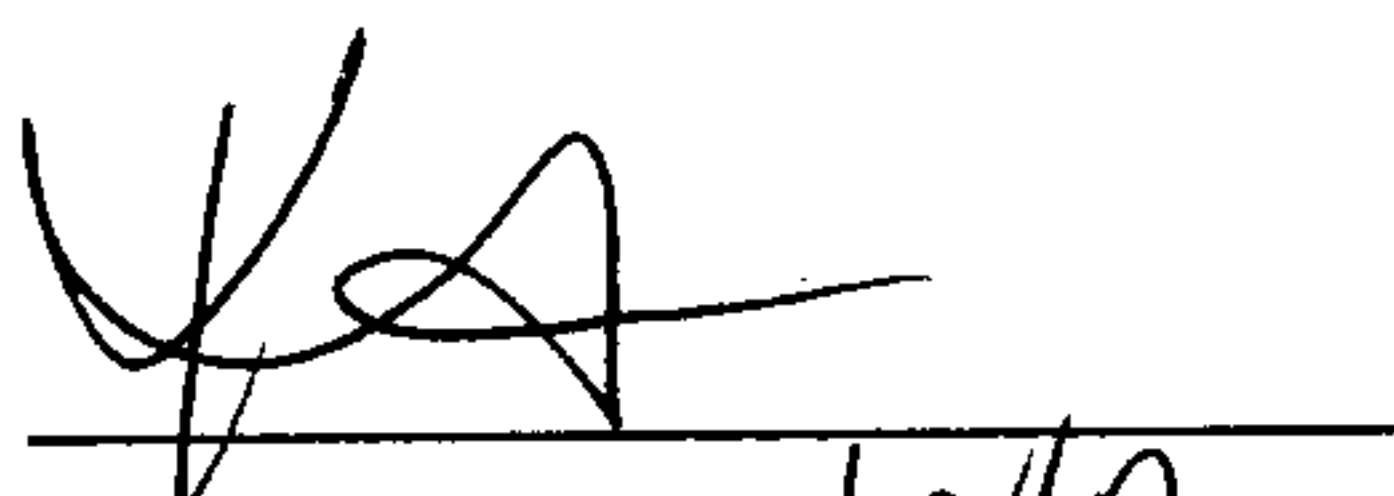
THE STATE OF ALABAMA:

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that ANDREW R. GARVER and spouse, TERRI D. GARVER, 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 said instrument, they executed the same

voluntarily on the day the same bears date.

Given under my hand official seal this 12th day of December, 2003.



Notary Public

My commission exp: 1/8/17