



20040107000011300 Pg 1/3 33.00
 Shelby Cnty Judge of Probate, AL
 01/07/2004 11:08:00 FILED/CERTIFIED

This instrument was prepared by:

(Name) Larry L. Halcomb
 (Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Sharon A. Crews
name
705 Narrows Point Circle
address
Birmingham, AL 35242

WARRANTY DEED-

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

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100-----
 -----DOLLARS (\$159,900.00)
 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
 or we, Jeffrey Grant McLane, A Married Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sharon A. Crews

(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 2004.

Subject to items on attached Exhibit "B".

Subject property is not the homestead of the grantor nor his spouse.

\$ 143,910.00 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 GRANTEES,
 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 GRANTEES, their heirs and assigns forever, against
 the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 2nd
 day of January, 2004

_____(Seal)
 _____(Seal)
 _____(Seal)

Jeffrey Grant McLane (Seal)
 _____(Seal)
 _____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Jeffrey Grant McLane, A Married Man
 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 he executed the same voluntarily
 on the day the same bears date.

Given under my hands and official seal this 2nd day of January A.D., 2004

Larry L. Halcomb Notary Public

My Commission Expires January 23, 2006

EXHIBIT "A"

Lot 76, to the Final Record Plat of Narrows Point, as recorded in Map Book 26, page 81 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions, and Restrictions recorded in Instrument 2000/9755, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

Conditions, Restrictions or Covenants recorded in Instrument 2000/9755, Instrument 2000/17136 and Instrument 2000/366963, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Transmission line permit to Alabama Power Company, as recorded in Deed Book 103, page 154, Deed Book 123, page 420 and Deed Book 102, page 181, in the Probate Office of Shelby County, Alabama.

Right of way to State of Alabama, recorded in Deed Book 296, page 441, in the Probate Office of Shelby County, Alabama.

Natural Gas Supply Agreement recorded in Instrument 2000/1818, in the Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Deed Book 324, page 840; Deed Book 321, page 610, in the Probate Office of Shelby County, Alabama.

Limitations, Conditions, and Restrictions or Covenants recorded in Map Book 26, page 81 A & B, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Release of Damages as recorded in Instrument 2000/2920, Instrument 2000/33281 and Instrument 2001/2703, in the Probate Office of Shelby County, Alabama.

Restrictions or Covenants recorded in Instrument 2001/38328, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.