

Send Tax Notice To:  
Lynn Evans  
2005 Ashley Brook Way  
Helena, Alabama 35080  
PID# 135214004070000

## WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
One Hundred Seven Thousand and 00/100 (\$107,000.00)  
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is  
acknowledged, I or we,

Connie J. Kiser Vice

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell  
and convey unto

Lynn Evans

(herein referred to as Grantee, whether one or more), in fee simple, together with every  
contingent remainder and right of reversion, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 70, according to the Map of Ashley Brook, as recorded in Map Book  
22, Page 76, in the Probate Office of Shelby County, Alabama.

\$ 107000 of the above recited consideration was paid from the proceeds of a mortgage  
loan of even date executed simultaneously herewith.

Subject to easements, rights of way, covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2004 and subsequent years not yet due and  
payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident  
thereto.

The property being conveyed herein does not constitute the homestead of the Grantor or  
the Grantor's spouse.

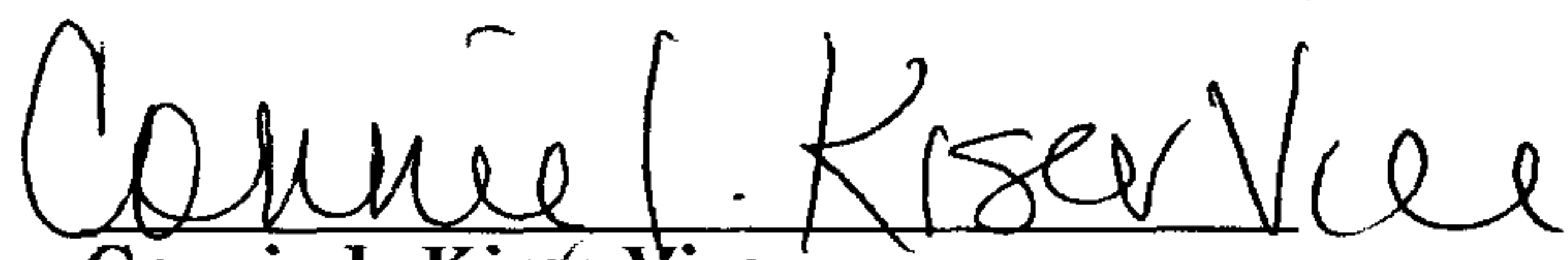
Connie J. Kiser Vice is one and the same person as Connie J. Kiser, being a Grantee in  
that certain deed recorded in/as Inst. No. 1997-40609 in the aforesaid Probate Office.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and  
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns  
forever.

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with  
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee  
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they  
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and  
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said  
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all  
persons.


IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 31st day of December, 2003.

  
\_\_\_\_\_  
Connie J. Kiser Vice

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie J. Kiser Vice whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 2003.

  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/06

(AFFIX SEAL)

OUR FILE NO.: 03285RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law  
BEALS & ASSOCIATES, P.C.  
4898 Valleydale Road #B-3  
Birmingham, AL 35242

