

SEND TAX NOTICE TO:

Carol D. Johnson
211 Calumet Drive
Birmingham, AL 35242

This instrument prepared by:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy Eight Thousand and 00/100 Dollars (\$178,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Lynya I. Talley, a single person** (herein referred to as "Grantor") do grant, bargain, sell and convey unto **Carol D. Johnson** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2004 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

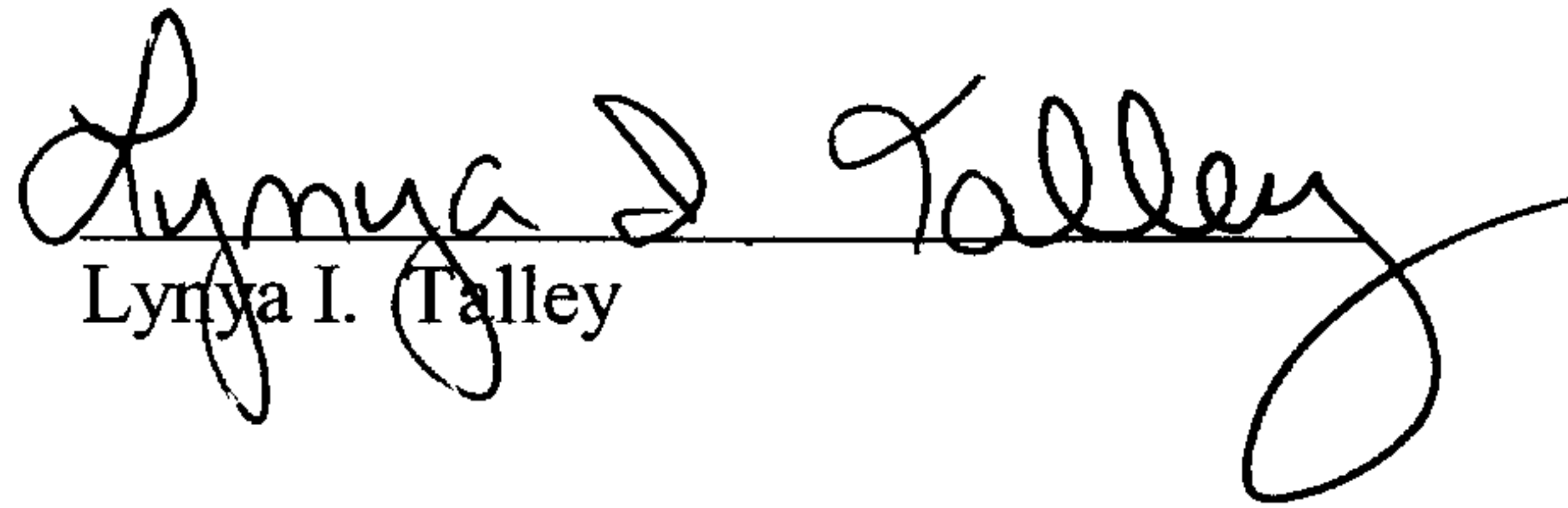
\$ 168,200.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and assigns covenant with the said Grantee,

her heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

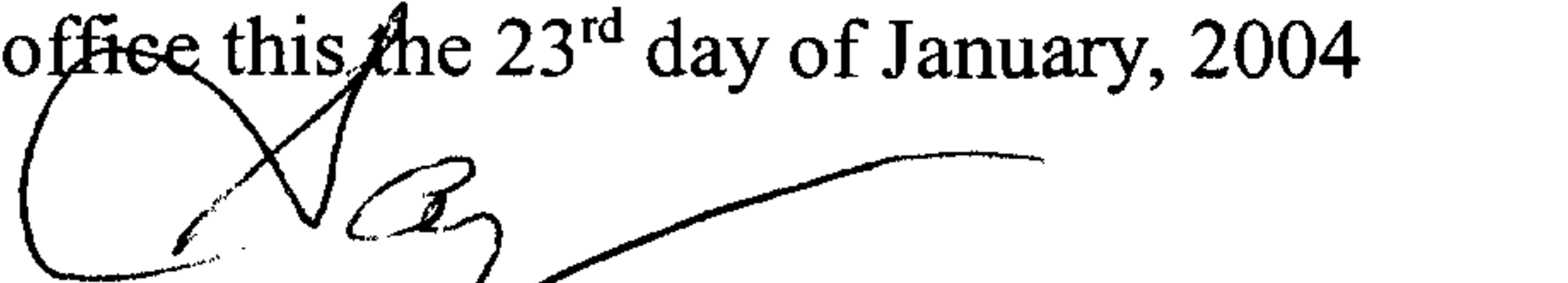
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of January, 2004.


Lynya I. Talley

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lynya I. Talley, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 23rd day of January, 2004



Notary Public
My Commission Expires: 8/29/07