

Send Tax Notice to:
Carolyn Raye Lott
2593 N. Chandalar Lane
Pelham, Alabama 35124

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100(\$84,900.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, NANCY JOHNSON GRANT and husband, MARK RUSSELL GRANT(herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto CAROLYN RAYE LOTT(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97, as recorded in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 2004 and subsequent years not yet due and payable.
- (2) Transmission line permits to Alabama Power Company in Deed Book 315, Page 207; Deed Book 333, Page 706; Deed Book 179, Page 375; Deed Book 108, Page 378; Real Book 142, Page 213; Deed Book 108, Page 378; Real Volume 142, Page 213 and Real Volume 145, Page 703.
- (3) Covenants, conditions and restrictions(deleting therefrom, and restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in Real Volume 138, Page 49.
- (4) Easement for underground cable in Real Volume 138, Page 625.
- (5) Agreement with Alabama Power Company in Real Volume 140, Page 716.
- (6) Agreement with Alabama Power Company and U.S. Pipe & Foundry in Deed Book 264, page 28.

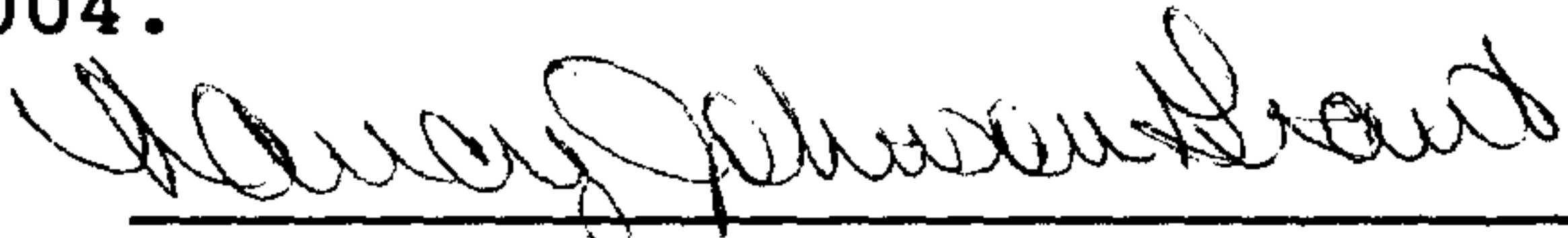
\$50,000.00 of the above recited consideration is furnished through a mortgage filed simultaneously herewith.

Nancy Johnson Grant is one and the same person as Nancy C. Johnson, grantee in deed recorded in Inst. # 2001-35802.

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of January, 2004.



Nancy Johnson Grant (Seal)



Mark Russell Grant (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Johnson Grant and Mark Russell Grant, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2004.



Notary Public

My Commission Expires: 4-8-2005