

This Instrument Was Prepared By:
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Birmingham, Alabama 35223
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Send Tax Notice To:
Paul A. McElroy
400 Shelby Forrest Drive
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

20040203000055040 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/03/2004 10:40:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Four Thousand Five Hundred and 00/100 Dollars (\$144,500.00), to the undersigned grantor, Real Estate Gurus, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Paul A. McElroy, and wife, Jennifer Marie McElroy, (herein referred to as GRANTEES, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated to Shelby County, Alabama, to wit:

Lot 27, according to the Survey of Shelby Forest Estates, as recorded in Map Book 21, Page 117 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad Valorem Taxes due and payable October 1, 2004.
2. See attached Exhibit A.

TO HAVE AND TO HOLD, To the said GRANTEES, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

AND, I do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their successors 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 GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Real Estate Gurus, Inc. by the Secretary/Treasurer, Judy Gwin, who is authorized to execute this conveyance, has hereto set her signature and seal this, the 29th day of January, 2004.

Real Estate Gurus, Inc.

By: Judy Gwin, Secretary/Treasurer
Judy Gwin, Secretary/Treasurer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judy Gwin, whose name as the Secretary/Treasurer of Real Estate Gurus, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this, the 29th day of January, 2004.

9/29/04
My Commission Expires

Michael J. Romeo
Notary Public

\$ 145,400 of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.

Exhibit
A

6. The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.
7. Municipal improvements assessments and fire district dues against subject property, if any.
8. 7.5' easement on side of property as shown on recorded Map Book 21, Page 117 A-B.
9. Conditions of Approval by Shelby County Health Department per recorded Plat Book 21, Page 117 A-B.
10. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-33644 in the Probate Office of Shelby County, Alabama.
11. Right of Way to Shelby County as recorded in Deed Book 231, Page 207.
12. Agreement recorded in Real 125, Page 676.
13. 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 any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 44, Page 615 and Deed Book 327, Page 553.

ALTA Commitment
Closers' Choice