

SEND TAX NOTICE TO:

IFB (Name) Frances R. Lewis
6BS IFB (Address) 3509 Bearden Lane
5549 Roy Drive
Helena, AL 35080

This instrument was prepared by

(Name) Patricia K. Martin, P.C.
(Address) 2090 Columbiana Road, Suite 3200
Birmingham, AL 35216

20040204000057430 Pg 1/2 51.00
Shelby Cnty Judge of Probate, AL
02/04/2004 11:11:00 FILED/CERTIFIED

Form 1-1-27 Rev. 2-00
WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One Hundred Seventeen Thousand and NO/100--(\$117,000.00)---Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Todd Sparrow, a married man, individually and as Attorney in Fact for Jerry Sparrow and his wife, Glen Sparrow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Frances R. Lewis

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

See Exhibit "A" Attached Hereto for Legal Description.
Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.
\$ 80,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.
Jerry Sparrow and Jerry F. Sparrow are one and the same person.
Gwen Sparrow and Gwen B. Sparrow are one and the same person.

The property described herein is not the homestead of Todd Sparrow, one of the grantors herein, as referenced in Code Section 6-10-2.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th day of January 2004.

Gwen Sparrow, BY AND THROUGH HER ATTORNEY IN FACT, TODD SPARROW
(Seal)
Gwen Sparrow, by and through her Attorney in Fact, Todd Sparrow
(Seal)
(Seal)

Todd Sparrow
(Seal)
Todd Sparrow, Individually
JEFF SPARROW, BY AND THROUGH HIS ATTORNEY IN FACT, TODD SPARROW
(Seal)
Jerry Sparrow, by and through his Attorney in Fact, Todd Sparrow
(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 Todd Sparrow, individually and as Attorney in Fact for Jerry Sparrow & Gwen Sparrow 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, he individually and in* executed the same voluntarily on his capacity as said Attorney in Fact and with full authority on the day the same bears date.

Given under my hand and official seal this 30th day of January A. D., 20 04

Patricia K. Martin
Notary Public

Exhibit "A"

A parcel of land situated in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; thence in a Southerly direction along the East line thereof, a distance of 1577.9 feet; thence 96 degrees 30 minutes right in Northwesterly direction distance of 411.92 feet to the point of beginning; thence continue in a Northwesterly direction, for a distance of 150.0 feet to a point on the East right of way line of Roy Drive, said line being 20 feet East of the center of Roy Drive; thence 81 degrees 39 minutes 45 seconds right in a Northerly direction along said right of way line, a distance of 70 feet; thence 98 degrees 20 minutes 15 seconds right in a Southeasterly direction a distance of 150.0 feet, thence 81 degrees 39 minutes 45 seconds right in a Southerly direction, a distance of 70.0 feet to the point of beginning. Situated in Shelby County, Alabama.