



20040301000104260 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
03/01/2004 11:31:00 FILED/CERTIFIED

WARRANTY DEED

✓ This instrument was prepared by: Lender's First Choice
3850 Royal Ave.
Simi Valley, CA 93063

THE STATE OF ALABAMA

SHELBY COUNTY

MINIMUM CONSIDERATION: \$5,000.00
Know All Men by These Presents: That in consideration of One dollar and 00/100 (\$1.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, STEVIE BRUCE MCGINNIS, A MARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto STEVIE BRUCE MCGINNIS and ROBIN MCGINNIS, husband and wife (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

737 COUNTRY CHURCH RD HARPERSVILLE, AL 35078

Legal Description - See Exhibit A attached and made a part hereeto.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs 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 10 day of

December 2003
Stevie Bruce McGinnis Seal

Witness

THE STATE OF ALABAMA

Shelby COUNTY

I, BONA BROWN, a Notary Public, in and for said County in said State, hereby certify that Stevie Bruce McGinnis, 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 executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of Dec, 2003

Bona Brown
Notary Public

Commission Expires: May 4, 2006

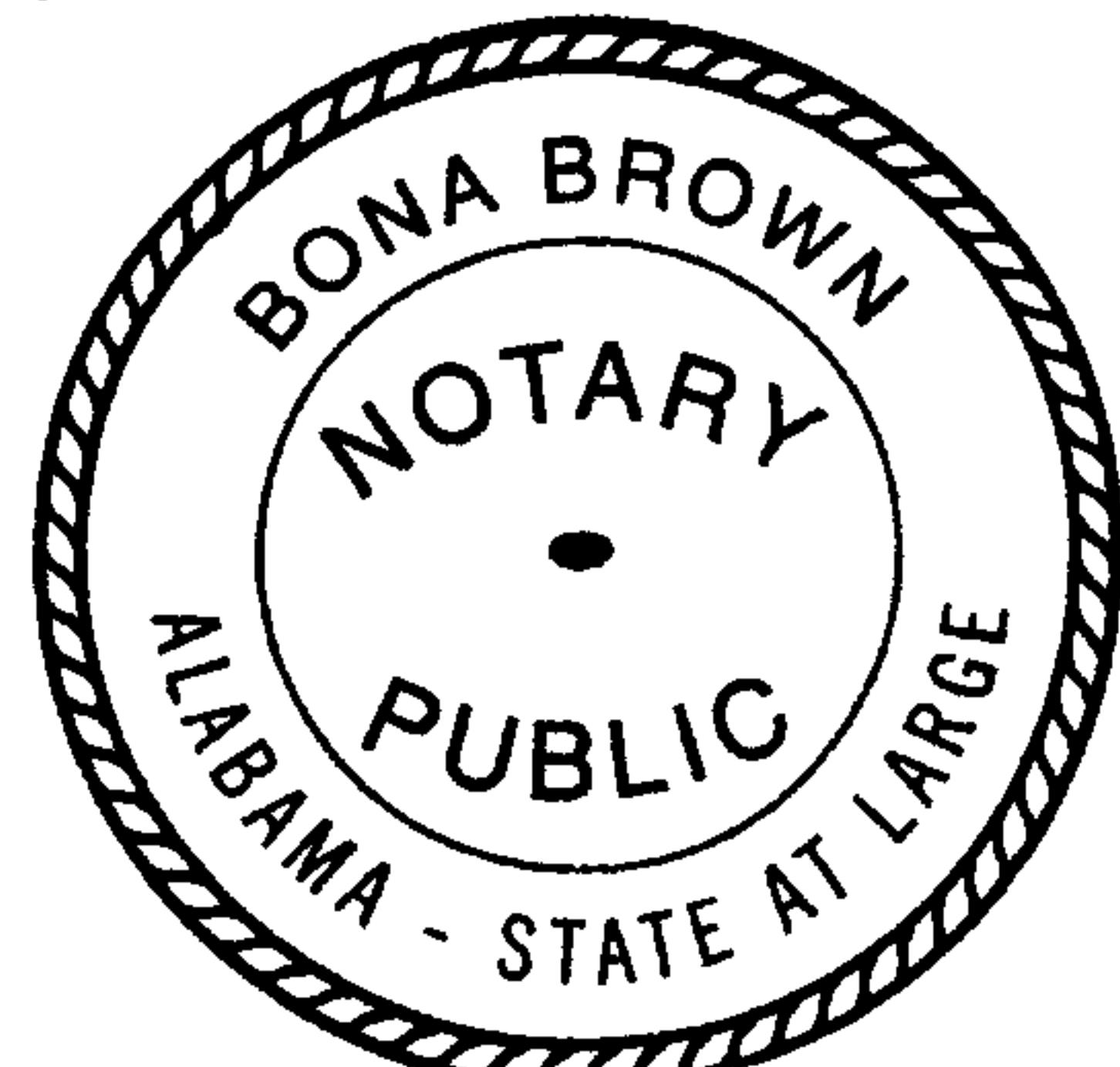


EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 3, 39.24' TO A POINT, THENCE 89° 27 MINUTES RIGHT AND WESTERLY 9.0 TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, THENCE CONTINUE ALONG LAST DESCRIBED COURSE 238.30' TO A POINT, THENCE 89° 27 MINUTES LEFT AND SOUTHERLY 92.25' TO A POINT, THENCE 90° 33 MINUTES LEFT AND EASTERLY 230.0' TO A POINT ON THE EAST RIGHT OF WAY LIEN OF A PUBLIC ROAD, THENCE 84° 24 MINUTES LEFT TO CHORD AND NORtherLY A CHORD DISTANCE OF 92.47' TO THE POINT OF BEGINNING, CONTAINING 0.495 ACRES AND MARKED ON THE CORNERS WITH IRON PINE AS SHOWN ON THE PLAT.

SOURCE OF TITLE: BOOK 372 PAGE 536 [RECORDED: 11/08/1991]

APN: 172030000023001

11/25/2003 15:37:54 [Varonica Lacy]