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Shelby Cnty Judge of Probate, AL
03/05/2004 09:04:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF Jefferson)
SEND TAX NOTICE TO:
Derek K. Wilson
2449 Osceola Drive
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY: David
C. Skinner, 2700 Rogers Drive, Suite 208;
Birmingham, AL 35209; (205) 871-9566. No
title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Robert G. Wilkerson and Jane B. Wilkerson, as Trustees of The Wilkerson Living Trust, dated April 11, 2001 (hereinafter "GRANTOR" whether one or more), for and in consideration of the sum of **\$192,500.00**, to them (as Trustees) in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Derek K. Wilson (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot 1, Block 5, according to the Survey of Indian Valley, Sixth Sector,
as recorded in Map Book 5, page 118, in the Probate Office of Shelby
County, Alabama. .

\$173,250.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her/their hand and seal on March 3, 2004

Robert G. Wilkerson
The Wilkerson Living Trust by
Robert G. Wilkerson as Trustee

Jane B. Wilkerson
The Wilkerson Living Trust by
Jane B. Wilkerson as Trustee

STATE OF ALABAMA
COUNTY OF Jefferson

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Robert G. Wilkerson and Jane B. Wilkerson, Trustees of The Wilkerson Living Trust whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that they are the Trustees of said trust and that being informed of the contents of the said instrument, they executed the same voluntarily and with full authority as the act of said trust on the day and year set forth above.

GIVEN UNDER MY HAND, on March 3, 2004.

William E. Pitts
NOTARY PUBLIC

