

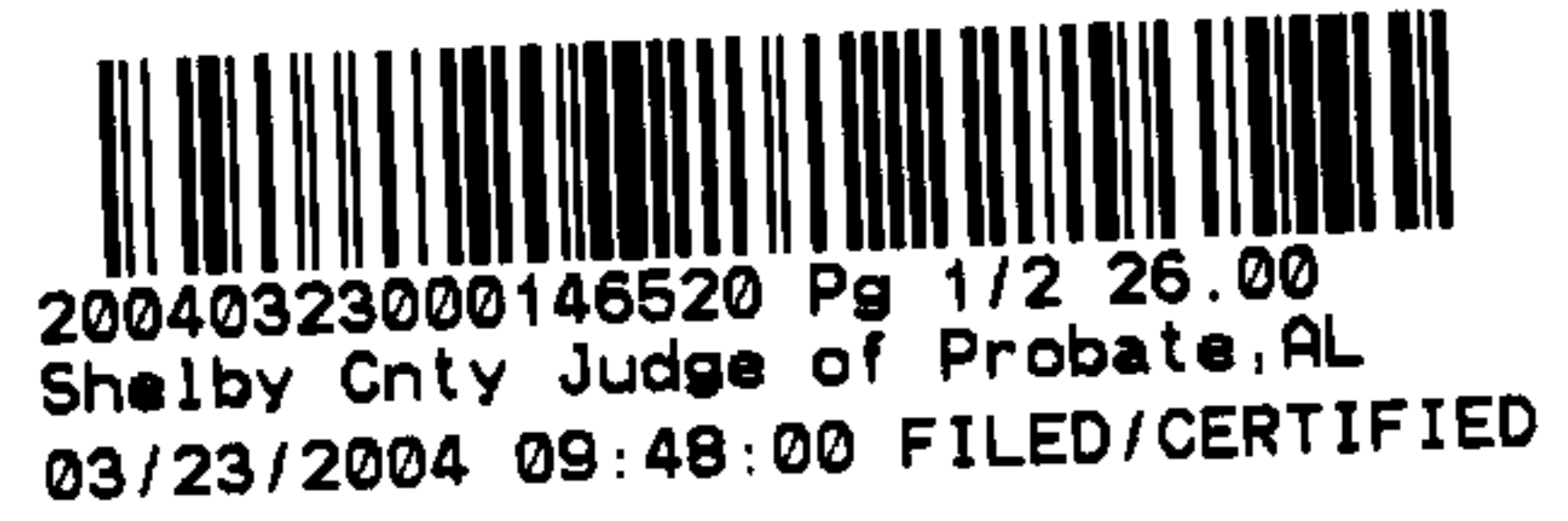
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Matt Johnson
2009 Sweet Gum Drive
(Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, AL 35216



Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two hundred thirty-three thousand five hundred and no/100 (\$233,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gary D. Sides and Sarah S. Sides, Trustees under the Sides Living Trust dated April 19, 1999 and any amendments thereto

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Matt Johnson

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

Lot 423, according to the Survey of the Eleventh Addition to Riverchase Country Club, as recorded in Map Book 8, Page 160 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Subject to all easements, restrictions and rights of way of record.

\$186,800.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$35,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith, and which is second and subordinate to the first mortgage recited above.

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, we have hereunto set our hands(s) and seal(s), this 11 day of March, 2004

Handwritten signature: Gary D. Sides, Trustee of the Sides Living Trust dated April 19, 1999

(Seal)

GARY D. SIDES, Trustee of the Sides Living Trust dated April 19, 1999

(Seal)

Handwritten signature: Sarah S. Sides, Trustee of the Sides Living Trust dated April 19, 1999
SARAH S. SIDES, Trustee of the Sides Living Trust dated April 19, 1999

(Seal)

STATE OF ALABAMA COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____, whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D.,

My commission expires:

Notary Public.

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Gary G. Sides and Sarah S. Sides as Trustees under the Sides Living Trust dated April 19, 1999 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 in their capacity as Co-Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of March, 2004.

Tashica K Martin
NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/28/2004