

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED


20040325000153190 Pg 1/1 38.00
Shelby Cnty Judge of Probate,AL
03/25/2004 13:20:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS(\$135,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **ANDREW J. HARRINGTON and spouse, RACHEL O. HARRINGTON** (GRANTORS) do grant, bargain, sell and convey unto **DIANNE S. TAYLOR** (GRANTEE) in and to the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 8, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR ONE, AS RECORDED IN MAP BOOK 18, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 1, 2004.
MINERALS AND MINING RIGHTS RECORDED IN INSTRUMENT #1994-16167.
OIL, GAS AND MINERAL LEASE RECORDED IN INSTRUMENT #1992-1140.
BUILDING LINES AS SHOWN ON RECORDED MAP.
RESTRICTIONS RECORDED IN INSTRUMENT #1994-14579.
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT #1995-12820 AND DEED BOOK 233, PAGE 586.

\$108000.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEE her heirs, successors and assigns forever; And said GRANTORS do for themselves, their heirs, successors, and assigns covenant with said GRANTEE, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 24 day of MARCH, 2004.



ANDREW J. HARRINGTON Seal

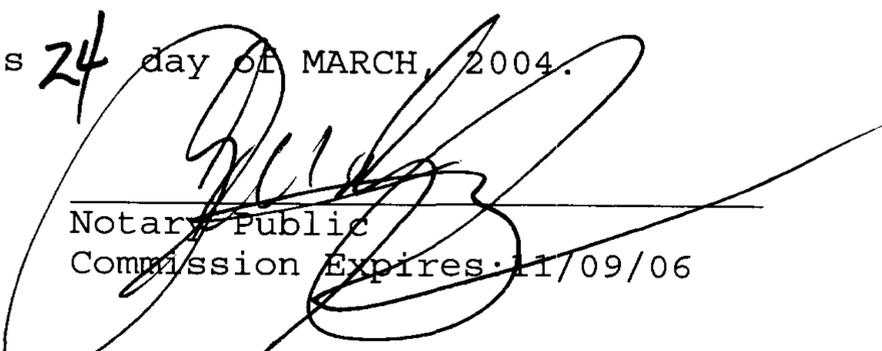


RACHEL O. HARRINGTON Seal

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **ANDREW J. HARRINGTON and RACHEL O. HARRINGTON** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24 day of MARCH, 2004.



Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
DIANNE S. TAYLOR
1525 EDEN VIEW
BIRMINGHAM, ALABAMA 35244
PARCEL ID#13-5-21-2-000-005.008