

**WARRANTY DEED**

20040326000154050 Pg 1/1 23.00  
Shelby Cnty Judge of Probate, AL  
03/26/2004 09:56:00 FILED/CERTIFIED

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$112,000.00** to the undersigned Grantor(s), **Jamie L. Covington and Husband, Christopher L. Covington** in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Robert Szmyd** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, Block 3, according to the Survey of Plantation South, Second Sector, Phase No. 1, as recorded in Map Book 9, Page 115, in the Probate Office of Shelby County, Alabama;

Address of Property: 4504 Englewood Road  
Helena, AL 35080

Described property to become the homestead of Grantee.

Jamie H. Braune is one and the same person as Jamie L. Covington.

Subject to taxes for the year 2004 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

**\$100,200.00** of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

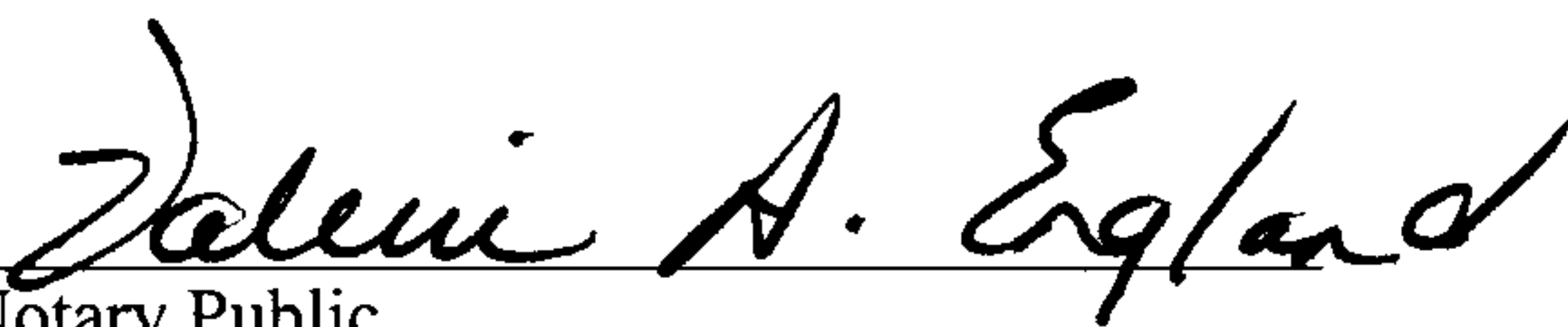
IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 24<sup>th</sup> day of March, 2004.

By:  Grantor  Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jamie L. Covington and Husband Christopher L. Covington**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of March, 2004.

  
Notary Public

Commission Expires: 02/25/08

**This Instrument Prepared By:**  
Kevin Hays, Attorney at Law  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**  
Robert Szmyd  
4504 Englewood Road  
Helena, AL 35080