

Send tax notice to:

Melissa A. Keen  
168 Hunter Hills Drive  
Chelsea, AL 35043

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

BHM0403365

STATE OF ALABAMA  
COUNTY Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Four Thousand and 00/100 Dollars (\$164,000.00) in hand paid to the undersigned Anthony G. Collins and Judy Collins, husband and wife (hereinafter referred to as Grantors") by Melissa A. Keen and David L. Keen, wife and husband (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 22, according to the Survey of Hunter Hills, Phase III, as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

RESTRICTIONS AS RECORDED IN INST. #1997-3803, INST. #1997-4557 AND INST. #1997-4558.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN INST. #1997-17698, DEED BOOK 222, PAGE 735 AND DEED 742, PAGE 462.

TRANSMISSION LINE PERMIT IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 96.

\$164,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

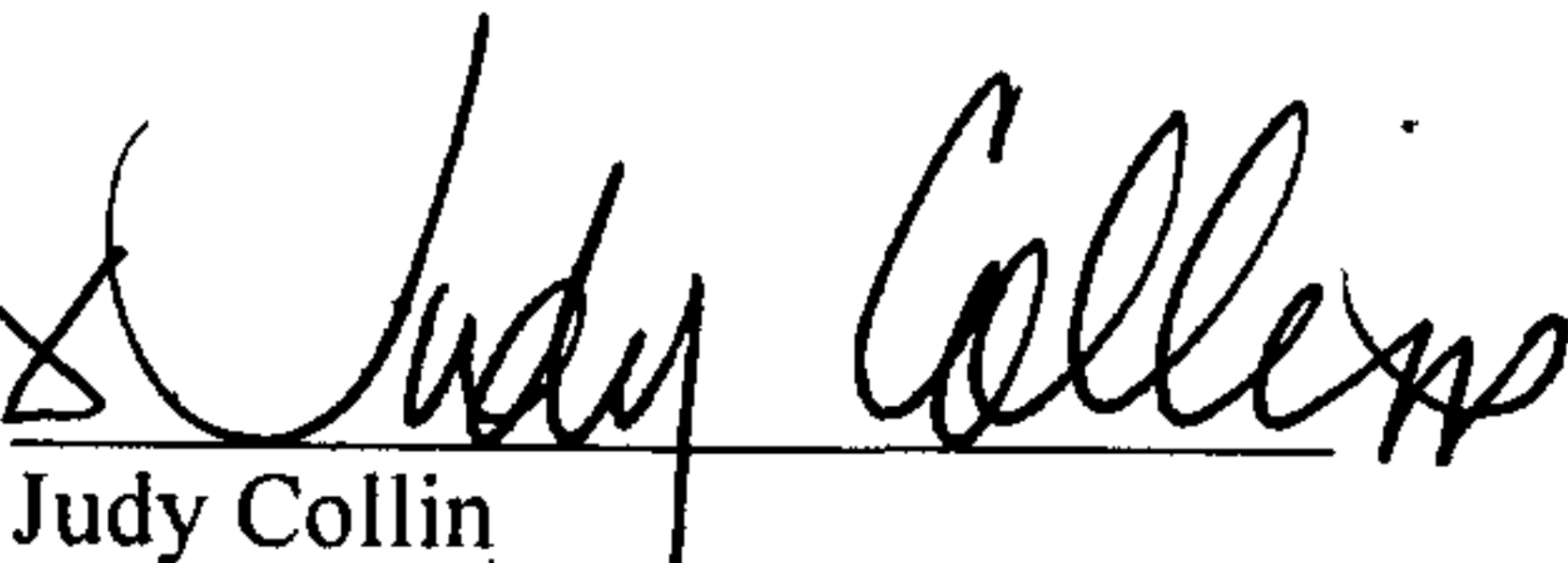
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell

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and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Anthony G. Collins and Judy Collin, husband and wife hereunto set their signature(s) and seal(s) on March 26, 2004.

X   
Anthony G. Collins

X   
Judy Collin

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony G. Collins and Judy Collin, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of March, 2004

  
\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires: 11-6-6