

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Joe A. Young, Jr.
6532 Quail Run Drive
Birmingham, AL 35124-3106

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Five Thousand and 00/100 (\$75,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **L. Douglas Joseph, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Joe A. Young, Jr.**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4, according to the Map of Scarlet Ridge, Sector One, as recorded in Map Book 24 Page 143 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

The property herein does not constitute the homestead of the grantor or his spouse.

L. Douglas Joseph and Doug Joseph are one and the same person.

\$71,250.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **26th** day of **April, 2004**.

L. Douglas Joseph

By Kathy Joseph

L. Douglas Joseph
By: Kathy Joseph
As Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county and in said state, hereby certify that Kathy Joseph, whose name as Attorney in Fact for L. Douglas Joseph, under that certain Durable Power of Attorney recorded on 1/24/95, in Real/Instrument # 1995-01915 in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance/instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, she in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 26th day of April 2004.

[Signature]
Notary Public

My Commission expires: 6-5-2007