

Send Tax Notice To:
John Arnold Blanton, III
102 Hidden Creek Cove
Pelham, Alabama

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF **One Hundred Eleven Thousand and 00/100 (\$111,000.00)** and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **David K. Gates and Barbara Jill Gates, husband and wife**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John Arnold Blanton, III, an unmarried man**, (herein referred to as Grantees, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit "A"

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

NOTE: \$88,800.00 of the above consideration was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, personal representatives and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, personal representatives 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 and seals, this 5th day of May, 2004.

David K. Gates
David K. Gates

Barbara Jill Gates
Barbara Jill Gates

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David K. Gates, an unmarried man, 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 5th day of May, 2004.

Notary Public
My commission expires: 5/21/07

EXHIBIT "A"

Lot 46, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Court of Shelby County, Alabama.