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20040513000252650 Pg 1/3 136.00
Shelby Cnty Judge of Probate, AL
05/13/2004 10:05:00 FILED/CERTIFIED

FRS File No.: 388854

Customer File No.: 1526402

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Susan S. Ginwright and James A. Finley, wife and husband, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Prudential Residential Services, Limited Partnership, a Delaware Limited Partnership, acting by its General Partner, Prudential Homes Corporation

(herein referred to as GRANTEE), its heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 4225 Highway 18, Montevallo, AL 35115, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, its heirs and assigns, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND GRANTOR does covenant with the said GRANTEE, its heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, its heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 6th day of May, 2004.

Susan S. Ginwright (Seal)
Susan S. Ginwright

James A. Finley (Seal)
James A. Finley

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan S. Ginwright a married woman married to James A. Finley (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, She executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of May, 2004.

Elizabeth B. Joiner (Seal)
Notary Public Elizabeth B. Joiner

4/29/06
My Commission Expires

THE STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James A. Finley a married man married to Susan S. Ginwright (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, He executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 6th day of May, 2004.

Elizabeth B. Joiner (Seal)
Notary Public Elizabeth B. Joiner

4/29/06
My Commission Expires

EXHIBIT A
LEGAL DESCRIPTION

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Commencing at the SE corner of the North half of Fractional Section "B", Section 12, Township 24 North, Range 12 East, Shelby County, Alabama; thence North 70 degree 30 minutes West along Fractional half section line a distance of 498.0 feet to a point in the centerline of Shelby County Road No. 18, this point being the point of beginning; thence North 4 degree 00 minutes West along centerline of said road a distance of 431.4 feet; thence South 84 degree 00 minutes West a distance of 380.0 feet; thence South 11 degree 30 minutes East a distance of 270.3 feet to a point along said half Fractional section line; thence South 70 degrees 30 minutes East along said half Fractional section line a distance of 376.3 feet to the point of beginning; being situated in Shelby County, Alabama.