

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS
Adam Allen Austin
173 Cambrian Way
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Thirty Thousand and 00/100 (\$130,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lisa Marie Tripp Alford, a married individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Adam Allen Austin**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

see attached legal description Exhibit "A"

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

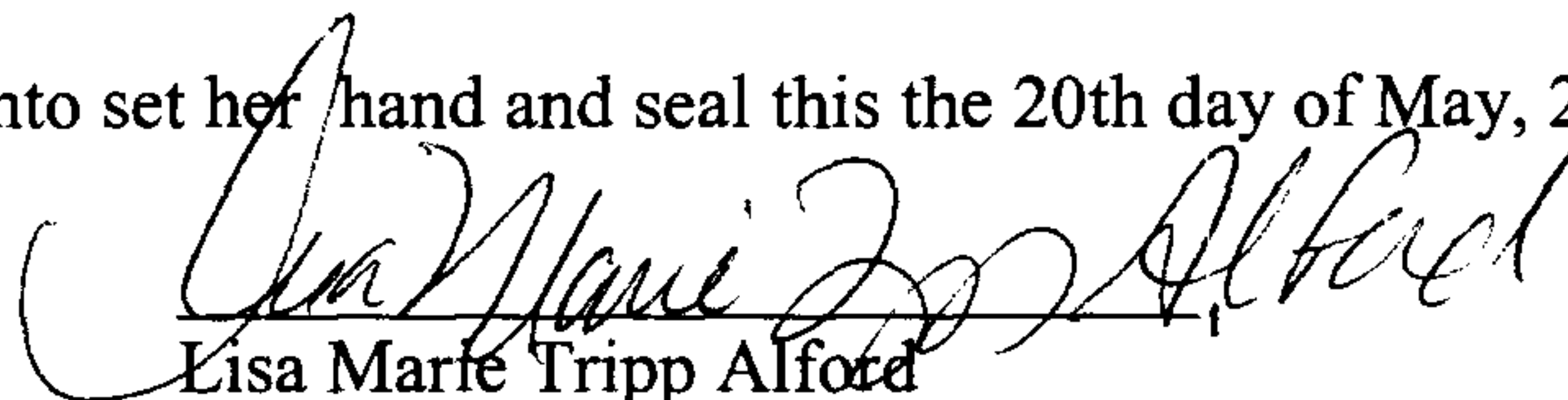
\$104,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

 **Lisa Marie Tripp Alford and Lisa Marie Tripp are one and the same person.**

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, her 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 are 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 her hand and seal this the 20th day of May, 2004.

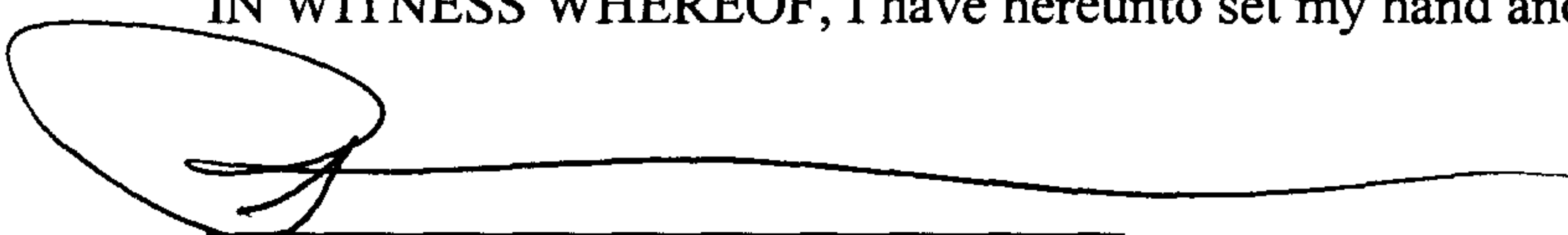

Lisa Marie Tripp Alford

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa Marie Tripp Alford, a married individual 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 Instrument signed her name voluntarily on the day the same bears date.

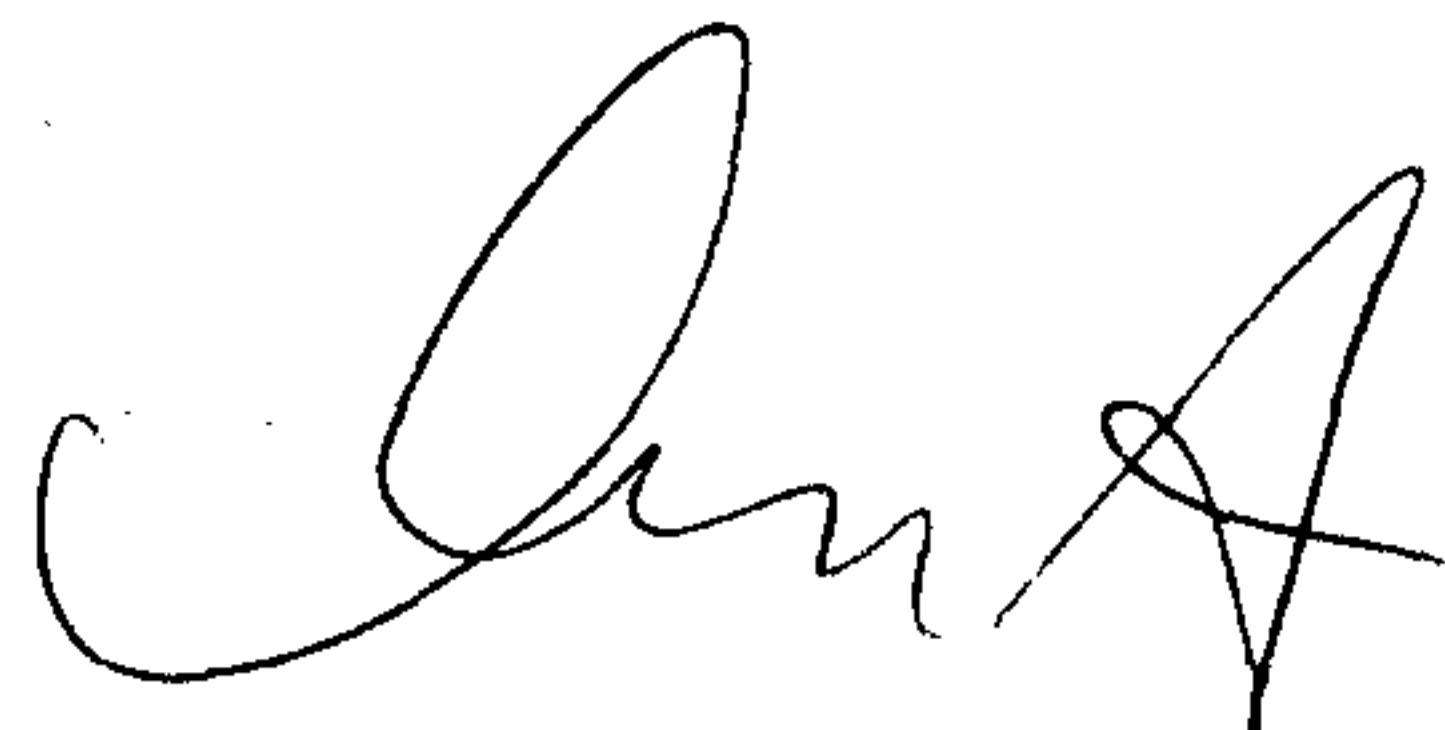
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of May, 2004.


NOTARY PUBLIC
My Commission Expires: 2-20-07

PEGGY I. MANN
COMMISSION EXPIRES FEB. 20, 2007

EXHIBIT "A"

Unit 173, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, in the Probate office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, appearing to be "J. A.", is located at the bottom right of the page.