20040601000289370 Pg 1/1 12.00 Shelby Cnty Judge of Probate, AL 06/01/2004 11:22:00 FILED/CERTIFIED

This instrument was prepared by: Martin, Rawson & Woosley, P.C. #2 Metroplex Drive, Suite 102 Birmingham, Alabama 35209

Send Tax Notice: Bill Fleagle Bint Druc 154 Hickory Point Druc Helena, AC 35080

Warranty Deed

State of Alabama Jefferson County Know All Men By These Presents,

That in consideration of One Hundred Thirty-Eight Thousand Five Hundred and no/100-----Dollars

, .

to the undersigned grantor, Old Republic National Title Insurance Company, a Minnesota Corporation, as Nominee

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipts of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain sell and convey unto

Bill Fleagle and Leigh Ann Fleagle

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Hickory Point, as recorded in Map Book 23, Page 43, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT any part lying within a public right of way

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, CURRENT TAXES, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$ 138,500.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to the said GRANTEE, its, heirs and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice-President

who is authorized to execute this conveyance, has hereto set its signature range seal, this the 18thday of May

By:

CORPORATE SEAL

SOLD REPUBLIC NATIONAL TITLE ZINSURANCE COMPANY, A MINNESOTA

CORPORATION, AS NOMINEE

State of WHAMA
County of Onto

I, the undersigned, a Notary Public in and for said county and in said state hereby certify that INM HUNGS ., whose named of Old Republic National Title Insurance lice Kesinent as Company, a Minnesota Corporation, as Nominee, is signed to the foregoing conveyance, 5he and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of offface phis

2004.

KATHLEEN POSSIN Commission # 1340600 Notary Public - California Contra Costa County My Comm. Expires Jen 20, 2008

Nptary Public