

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Four Thousand,
\$(134,900.00) in hand paid to the undersigned **SEAN DAVID BEARDEN AND EMILY MULVANEY** ^{pin}
BEARDEN, HUSBAND AND WIFE, (herein referred to as **GRANTORS**) in hand paid by American Escrow & ^{HW}
Closing Company, an Illinois Corporation

, herein referred to as **GRANTEES**, herein the receipt and sufficiency of which are hereby acknowledged,
Grantors do, by these presents, GRANT, BARGAIN, SELL and CONVEY unto GRANTEES, as joint tenants with
right of survivorship, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

Lot 5, according to the Survey of Willow Creek South, as recorded in Map Book 23, page 102, in the
Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE 2003 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF
DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.

EASMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS AND CONDITIONS OF RECORD.

\$ 0 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs,
executors, administrators and assigns forever.

The GRANTORS do for themselves, their heirs and assign, covenant with the said GRANTEES, their
executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free
from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid;
and that they will and their heirs, executors, administrators and assigns forever warrant and defend against the
lawful claims of all persons.

IN WITNESS WHEREOF, **SEAN DAVID BEARDEN AND EMILY MULVANEY BEARDEN**,
HUSBAND AND WIFE, have hereunto set their hand and seal this 14 day of May, 2004.

Sean David Bearden
SEAN DAVID BEARDEN

Emily Mulvaney Bearden
EMILY MULVANEY BEARDEN

STATE OF
COUNTY OF

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **SEAN DAVID BEARDEN**, Grantor, 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/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May, 2004.

Chris L. Johnson
NOTARY PUBLIC

My Commission Expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 24, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF
COUNTY OF

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **EMILY MULVANEY BEARDEN**, Grantor, 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/she/they executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May, 2004.

Chris L. Johnson
NOTARY PUBLIC

My Commission Expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 24, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

GRANTEE'S ADDRESS:

THIS INSTRUMENT PREPARED BY: