

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Leah Hildreth

WARRANTY DEED
(This deed prepared without benefit of title examination)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE DOLLAR** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **James S Ridgeway and wife, Paula B Ridgeway**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **our daughter, Leah Hildreth** (hereinafter referred to as Grantee) together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit A, attached hereto and incorporated herein by reference, which is the survey of said property dated June 11, 2004 prepared by Karl Hager, Alabama Registered Surveyor No. 11848.

The approximate value of the property interests being herein conveyed is \$500.00.
Subject to:

- 1. Taxes for the year 2004 and all subsequent years.
- 2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns , together with every contingent remainder and right of reversion.

And Grantor does for himself, his heirs and assigns covenant with said Grantee, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns will warrant and defend the same to said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 14 Day of June, 2004.

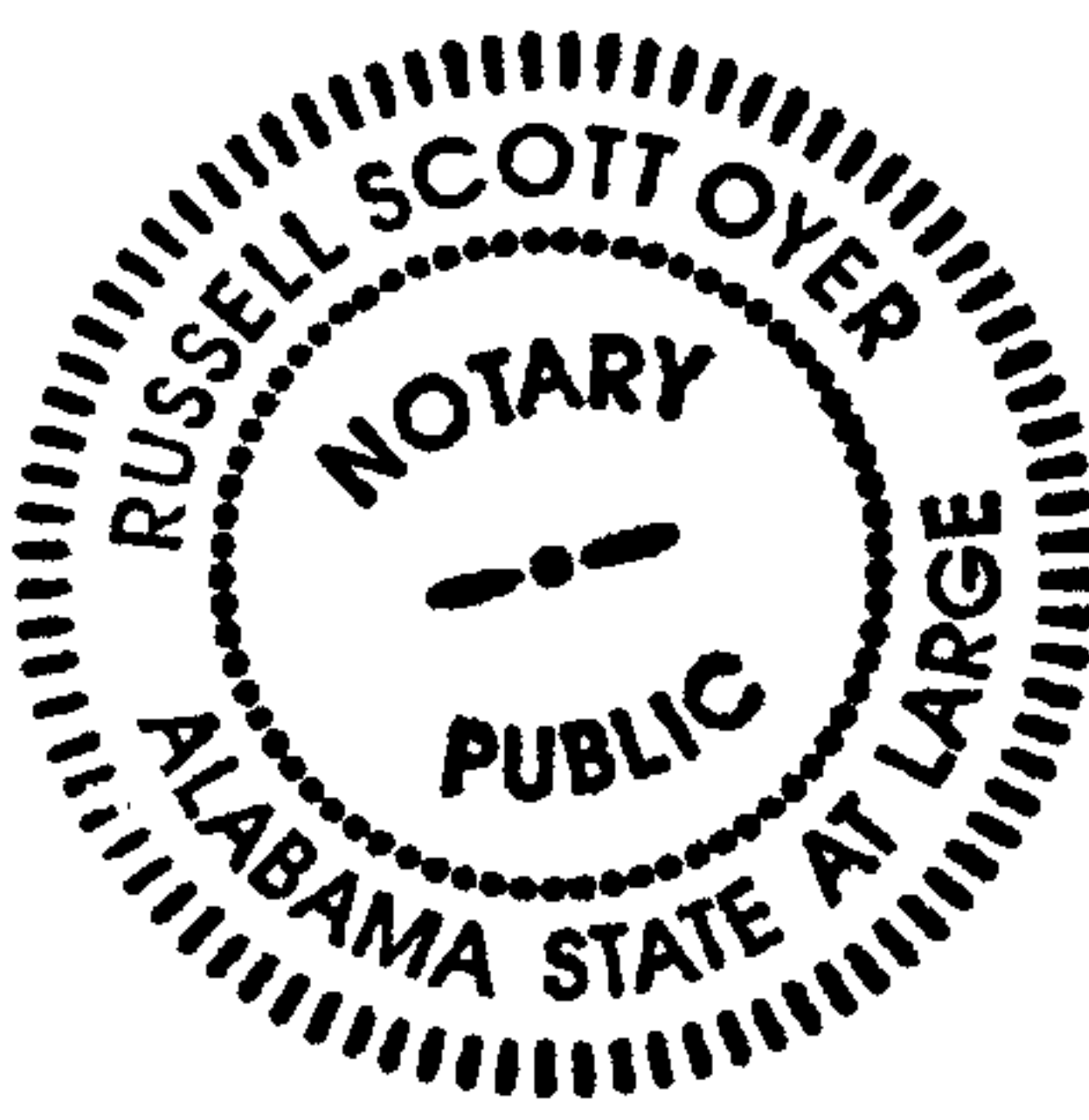
James S Ridgeway
James S Ridgeway
Paula B Ridgeway
Paula B Ridgeway

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that James S Ridgeway and Paula B Ridgeway, whose names are signed to the foregoing conveyance, and who appeared before me and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 14th day of June, in the year 2004.

R. Scott Oyer
Notary Public
My Commission Expires:



NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 4, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

