


Send tax notice to:
Richard E. May
1217 Dunham Lane
Helena, Alabama 35080

This instrument prepared by:
Joseph C. Kreps
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226


20040624000346170 Pg 1/2 149.00
Shelby Cnty Judge of Probate, AL
06/24/2004 14:05:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four hundred twenty-nine thousand and no/100 Dollars (\$429,000.00), in hand paid to the undersigned, G.E. Scott, III and Peggy J. Scott, as Trustees under the Scott Living Trust dated July 19, 2000 (hereinafter referred to as the "Grantor") by Richard E. May, MD, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

PARTS OF LOTS 7 AND 8, ACCORDING TO THE SURVEY OF DUNNAM FARMS, AS RECORDED IN MAP BOOK 6, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF NW 1/4 OF SE 1/4, SECTION 28, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN SOUTH ALONG WEST LINE OF 1/4 SECTION 326.36 FEET TO THE NORTHWEST CORNER OF LOT 10, A RESURVEY OF LOTS 5, 6 AND PART OF LOTS 7 AND 8, DUNNAM FARMS, AS RECORDED IN BOOK 6, PAGE 85, PROBATE OFFICE OF SHELBY COUNTY; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 10 A DISTANCE OF 297.74 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 33° AND RUN A DISTANCE OF 277 FEET TO THE TO THE NORTHEAST CORNER OF LOT 11 OF SAID RESURVEY; THENCE TURN AN ANGLE OF 87° TO THE LEFT AND RUN ALONG THE WEST LOT LINE OF LOT 12 A DISTANCE OF 102.79 FEET TO THE NORTHWEST CORNER OF LOT 12; THENCE TURN AN ANGLE AND RUN EAST ALONG NORTH LINE OF LOT 12 A DISTANCE OF 133.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE TURN AN ANGLE TO THE LEFT OF 93° 54' AND RUN 328 FEET TO A POINT ON THE NORTH LINE OF SAID 1/4 – 1/4 SECTION; THENCE TURN AN ANGLE TO THE LEFT AND RUN ALONG THE NORTH LINE OF SAID 1/4 – 1/4 SECTION 660.77 FEET TO THE POINT OF BEGINNING.

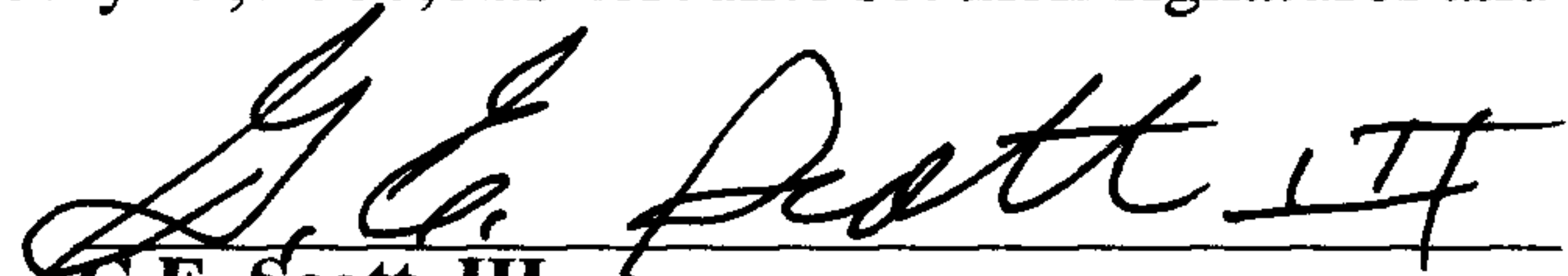
SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2004.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.
4. A purchase money mortgage closed simultaneously herewith.

\$294,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantee, his heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors, G.E. Scott, III and Peggy J. Scott, as Trustees under the Scott Living Trust dated July 19, 2000, who are authorized to execute this conveyance as Trustees under the Scott Living Trust dated July 19, 2000, has hereunto set their signatures and seals on this the 27th day of May, 2004.


G.E. Scott, III



Peggy J. Scott

STATE OF ALABAMA
JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that G.E. Scott, III, as Trustee under the Scott Living Trust dated July 19, 2000 whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Scott Living Trust.

Given under my hand and official seal this the 27th day of May, 2004.


Notary Public
My Commission expires: 03/06/07

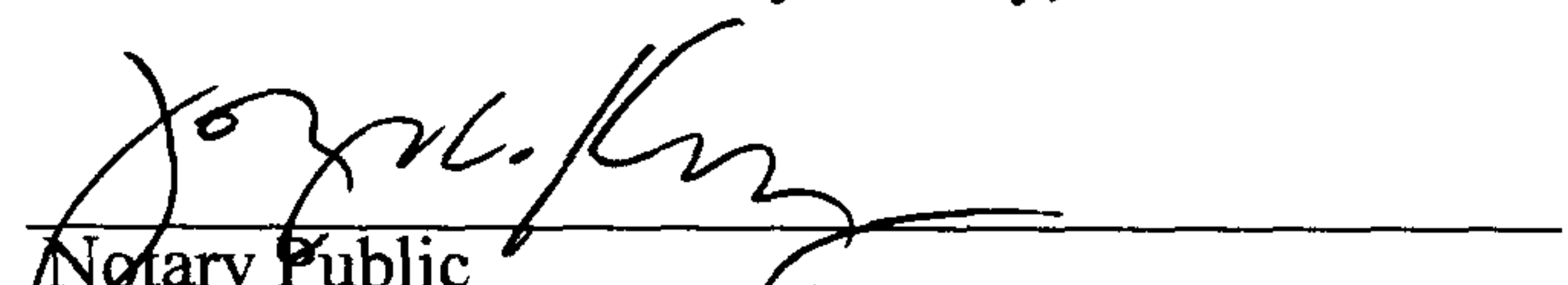
[NOTARIAL SEAL]

STATE OF ALABAMA
JEFFERSON COUNTY

)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Peggy J. Scott, as Trustee under the Scott Living Trust dated July 19, 2000 whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Scott Living Trust.

Given under my hand and official seal this the 27th day of May, 2004.


Notary Public
My Commission expires: 03/06/07

[NOTARIAL SEAL]