

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Michael J. Barry
501 Castlebridge Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **The Estate of Frances H. Butler, deceased, Probate Case No.: 2004-181, Shelby County, Alabama, Mary B. Lee and Martha B. Waugh as the sole heirs at law of Robert G. Butler, deceased as of 22nd day of June, 1992, and Lynn Lee and wife, Mary Lee** hereinafter called "Grantors," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Michael J. Barry, a married person**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit A

Note: This property does not constitute homestead property for the Grantor.

The Total Consideration recited above was paid from the proceeds of a mortgage loan that closed simultaneously herewith.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor have executed this Deed and set the seal of the Grantor thereto on this date the 28 day of May, 2004.

GRANTORS

Mary B. Lee (L.S.)
By: Mary B. Lee, as Personal
Representative of the Estate of Frances H.
Butler, deceased, Probate Case
No.: 2004-181, Shelby County, Alabama

Martha B. Waugh (L.S.)
By: Martha B. Waugh, as Personal
Representative of the Estate of Frances H.
Butler, deceased, Probate Case
No.: 2004-181, Shelby County, Alabama

Mary B. Lee
Mary B. Lee as Heir At Law of
Robert G. Butler, deceased

Martha B. Waugh
Martha B. Waugh as Heir At Law of
Robert G. Butler, deceased

Lynn Lee (L.S.)
Lynn Lee, individually

Mary Lee (L.S.)
Mary Lee, individually

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Mary B. Lee and Martha B. Waugh, as Personal Representatives of the Estate of Frances H. Butler., deceased, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they, in their capacity as Personal Representatives, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28th day of May, 2004.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/08

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Mary B. Lee and Martha B. Waugh, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28th day of May, 2004.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/08

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted names, Lynn Lee and Mary Lee, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28th day of May, 2004.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/08

EXHIBIT A

20040625000347190 Pg 3/3 18.00
Shelby Cnty Judge of Probate, AL
06/25/2004 08:23:00 FILED/CERTIFIED

A part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West, being more particularly described as follows: Commence at the SE corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West, and run West along the South line of said forty 195 feet to the point of beginning of the lot herein described; run thence North $3^{\circ} 10'$ West a distance of 195 feet, more or less, to the South line of the Robert G. and Frances H. Butler lot; run thence North $86^{\circ} 38'$ West 100 feet; run thence South $3^{\circ} 10'$ East 195 feet, more or less, to the South line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 14, Township 21, Range 3 West; run thence Easterly along said South line of said forty 100 feet, to the point of beginning.. Except any part of the above, if there should be any, that is a part of the Maylene Road right of way.

195 ft South