

STATE OF ALABAMA)  
JEFFERSON COUNTY)

20040712000383510 Pg 1/1 29.00  
Shelby Cnty Judge of Probate, AL  
07/12/2004 12:17:00 FILED/CERTIFIED

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **ONE HUNDRED SEVENTY SEVEN THOUSAND and NO/100 DOLLARS (\$177,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **KENNETH V. TROTTER and PHYLLIS S. TROTTER AS TRUSTEES of the TROTTER LIVING TRUST, dated JUNE 01, 1999** (GRANTOR) does grant, bargain, sell and convey unto **MICHAEL E. SPENCER** (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 25 ACCORDING TO THE MAP AND SURVEY OF VALLEY STATION,  
2<sup>ND</sup> SECTOR AS RECORDED IN MAP BOOK 7, PAGE 48 IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**


1. TAXES DUE OCTOBER 1, 2004.
2. MINERALS AND MINING RIGHTS RECORDED IN VOLUME 297, PAGE 162 AND VOLUME 297, PAGE 164.
3. BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 313, PAGE 36.
5. RIGHT OF WAY TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN VOLUME 313, PAGE 713.
6. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 179, PAGE 346.


**\$159300.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.**

**GRANTOR WARRANTS THAT THE SUBJECT TRUST IS STILL IN FULL FORCE AND EFFECT AND FURTHER THAT THERE HAVE BEEN NO AMENDMENTS.**

TO HAVE AND TO HOLD to the GRANTEES, their heirs, successors and assigns forever. And said TRUSTEES, do for themselves as such Trustees and, their successors and assigns covenant with said GRANTEES, their heirs, successors and assigns that said TRUSTEES are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they, as said Trustee have a good right to sell and convey the same as aforesaid, and that they, in their capacity as said Trustees will and their successors and assigns shall, warrant and defend the same to the same GRANTEES, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 22<sup>nd</sup> day of JUNE, 2004.

  
SEAL  
**KENNETH V. TROTTER, AS TRUSTEE  
OF THE TROTTER LIVING TRUST  
DATED JUNE 1, 1999**

  
SEAL  
**PHYLLIS S. TROTTER, AS TRUSTEE  
OF THE TROTTER LIVING TRUST  
DATED JUNE 1, 1999**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, GENE W. GRAY, JR., a Notary Public, in and for said County in said State, hereby certify that **KENNETH V. TROTTER and PHYLLIS S. TROTTER** whose names as **TRUSTEES of the TROTTER LIVING TRUST, dated JUNE 1, 1999** are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they as such Trustees and with full authority executed the same voluntarily on the day the same bears date for and as the act of **the TROTTER LIVING TRUST, dated JUNE 1, 1999.**

Given under my hand and official seal of office this 22<sup>ND</sup> day of JUNE, 2004.

  
Notary Public  
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209  
205-879-3400

SEND TAX NOTICE TO:  
MICHAEL E. SPENCER  
6258 VICTORIA DRIVE  
PELHAM, AL 35124  
#10-9-29-0-002-052.014-RR