

This instrument was prepared by:

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

Send Tax Notice To: Clifton Michael Shofner
name 1400 Turchan Lane
125 5th Avenue N.E.
address
Alabaster, AL 35007

Birmingham, AL
35216

That in consideration of SEVENTY THREE THOUSAND AND NO/100-----

DOLLARS (\$73,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Gregory Joe Erwin and wife, Sandra L. Erwin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clifton Michael Shofner

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The West 1/2 of Lots 44, 45 and 46, Block 3, according to the Survey of Nickerson-Scott Survey, as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

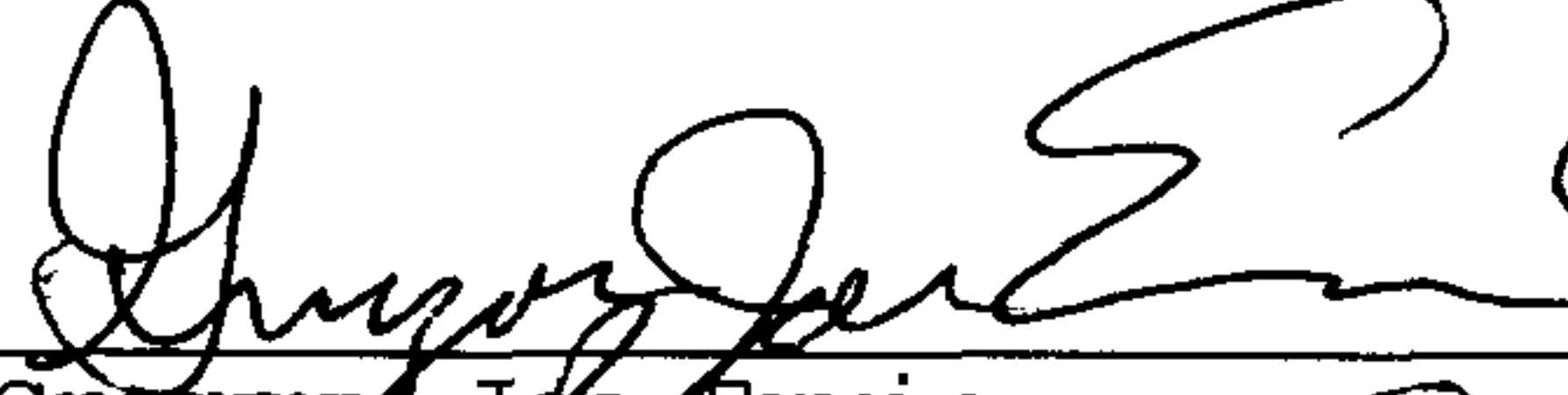
1. Ad valorem taxes for the year 2004, which are a lien, but not yet due and payable until October 1, 2004.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

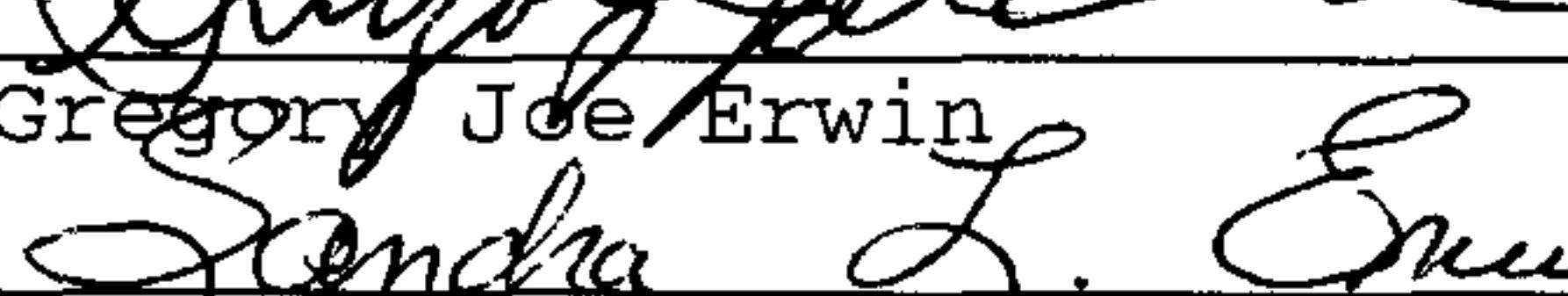
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of July, 2004

(Seal)


Gregory Joe Erwin (Seal)

(Seal)


Sandra L. Erwin (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that Gregory Joe Erwin and wife, Sandra L. Erwin whose name(s) 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 2nd day of July, 2004 A.D., 2004


David F. Ovson

Notary Public