

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

WJC
JFC
Jim ~~James~~ Nipper
Send tax notice to:
217 Lee's Cove
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WJC
JFC
Jim ~~James~~ Nipper
Know All Men by These Presents: That in consideration of **One hundred sixty seven thousand and no/100 (\$167,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **William J. Coury and Jennifer Feyrer Coury, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Nipper** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 14, according to the Survey of Falliston, First Sector, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$133,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$33,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

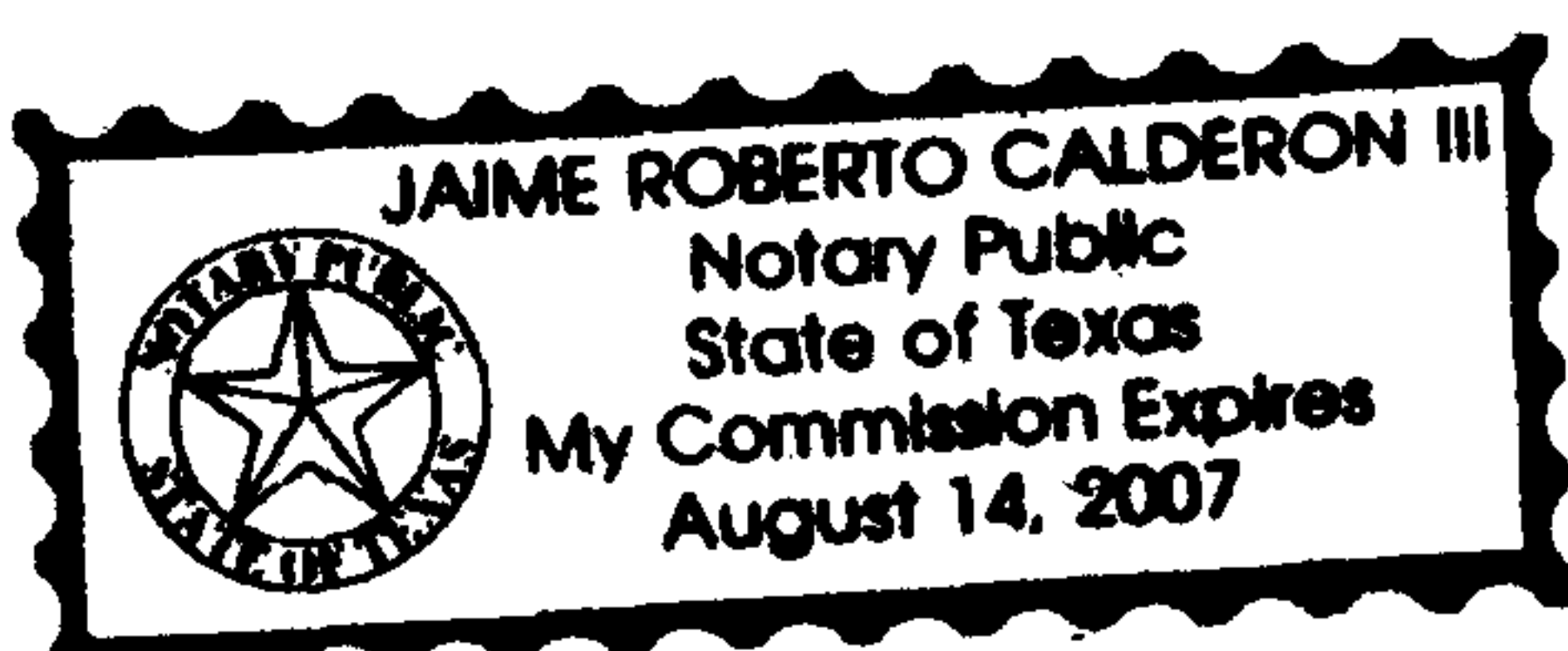
In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of July, 2004.

William J. Coury
William J. Coury
Jennifer Feyrer Coury
Jennifer Feyrer Coury

STATE OF TEXAS
COUNTY OF Bexar

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William J. Coury and Jennifer Feyrer Coury, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of July, 2004.



Jaime Roberto Calderon III
Notary Public
My Commission Expires: Aug 14, 2007