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Shelby Cnty Judge of Probate, AL
08/10/2004 12:41:00 FILED/CERTIFIED

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

WARRANTY DEED

Name & Address of Property Owner:

FRANK K. BYNUM
17 Office Park Circle
Birmingham, AL 35223

This Instrument Prepared by:

Guy V. Martin, Jr., Esq.
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

THIS INDENTURE, executed this 5th day of August, 2004, by GOUDY CONSTRUCTION, an Alabama general partnership ("Grantor") in favor of FRANK K. BYNUM (collectively referred to as "Grantee") in fee simple (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

This conveyance and the warranties herein contained are expressly made subject to those matters of title set forth in the title binder accepted by Grantee at closing.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns. And Grantor does for itself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, his heirs, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, his, heirs, successors and assigns forever, against the lawful claims of all persons. No representations are made in connection with this sale, the said property being purchased "AS IS", and Grantee having satisfied Grantee that the property is suitable for Grantee's intended purposes.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed, on the day and year first above written.

"GRANTOR:"

GOUDY CONSTRUCTION,
an Alabama general partnership

By: Patricia G. Sigers

Name: Patricia G. Sigers

Its: General Partner

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patricia G. Sigers, as General Partner of Goudy Construction, an Alabama general partnership, 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 said instrument, she executed the same voluntarily as said officer of said partnership on the day the same bears date. Given under my hand and official seal this 5th day of August, 2004.

Notary Public: Pamela J. Baker

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JULY 25, 2008

EXHIBIT A

Lot 84, according to the Survey of Cameron Woods, 2nd Addition, as recorded in Map Book 30, page 20, in the Probate Office of Shelby County, Alabama.