


SEND TAX NOTICES TO:
Montsho Huckabee
128 Cambridge Lane
Alabaster, Alabama 35007


20040901000488450 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/01/2004 09:43:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Forty-Two Thousand Nine Hundred and no/100 Dollars (\$142,900.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **JAMES RUSSELL COSTON and wife, ROBIN HIGHTOWER COSTON**, (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto, **MONTSHO HUCKABEE**, (herein referred to as "Grantee") , their interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17, Page 99, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2004 and subsequent years not yet due and payable.

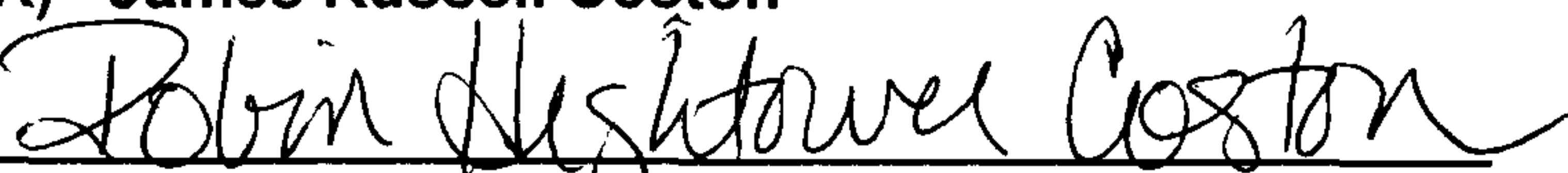
\$142,900.00 of the purchase price recited herein was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for their heirs, executors, successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor are lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs, executors, successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 26th day of August, 2004.


(GRANTOR) James Russell Coston


(GRANTOR) Robin Hightower Coston

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby state that James Russell Coston and Robin Hightower Coston, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of August, 2004.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/05

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244