

This Instrument was prepared by:
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205.871-9905

Please send tax notice to: John D. Side & Terri K. Sides
5247 Heatherhedge Circle
Birmingham, AL 35242

WARRANTY DEED

20040902000491610 Pg 1/1 50.50
Shelby Cnty Judge of Probate, AL
09/02/2004 10:44:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of one hundred ninety seven thousand and no/100 dollars, (\$197,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Denver Hugh Nolin and Susan G. Nolin, husband and wife

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

John D. Sides and Terri K. Sides

(herein referred to as grantee) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91, A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$157,600.00 of the consideration herein was derived from a mortgage with Countrywide Home Loans, Inc. closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 30th day of August, 2004.

Denver Hugh Nolin by his attorney-in-fact Susan Green Nolin
Denver Hugh Nolin by his attorney-in-fact Susan Green Nolin

Susan G Nolin
Susan G. Nolin

STATE OF ALABAMA)
JEFFERSON COUNTY) **Power of Attorney Acknowledgment**

I, Philander K. Smartt III, a Notary Public in and for said County, in said State, hereby certify that Susan Green Nolin whose name as Attorney in Fact for Denver Hugh Nolin whose name(s) is signed to the foregoing instrument and who is known to me acknowledged before me this date that, being informed the contents of said Mortgage, he/she in his/her capacity as such Attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of AUGUST, 2004.

Philander K. Smartt III
Notary Public

My Commission Expires: 2/11/07

STATE OF ALABAMA)
JEFFERSON COUNTY) **General Acknowledgment**

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Susan G. Nolin whose name(s) is 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 the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of AUGUST, 2004.

Philander K. Smartt III
Notary Public

My Commission Expires: 2/11/07