

This instrument was prepared by:

Send Tax Terry Tranholm
Notice To:

153 Davenport Dr.
Calera, AL 35040



20040908000500330 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
09/08/2004 10:34:00 FILED/CERTIFIED

WARRANTY DEED-

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Twenty Three Thousand Five Hundred dollars and Zero cents (\$123,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Kenneth M Losey and wife, Sabrina G Losey, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Terry Tranholm, a single woman (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 Resurvey of Davenport, Sector 1, as recorded in Map Book 26, page 98 in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.


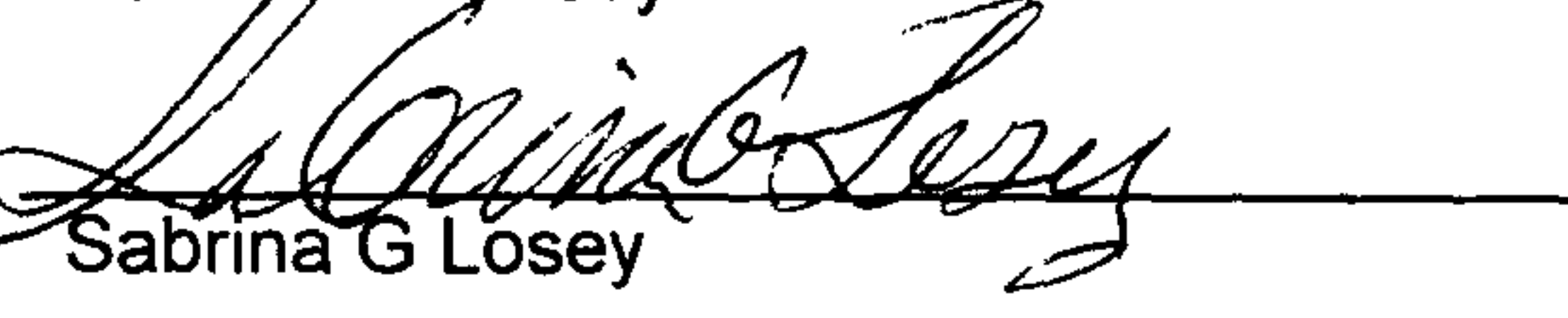
\$ 122,500 of the purchase price stated herein was paid by a first and second purchase money mortgage in the following amounts:

- 1st Mortgage amount \$ 98,000.00**
- 2nd Mortgage amount \$ 24,500.00**

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 GRANTEES, 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 GRANTEES, 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 26 day of August, 20 04.

_____ (SEAL)		_____ (SEAL)
_____ (SEAL)		_____ (SEAL)

STATE OF ALABAMA

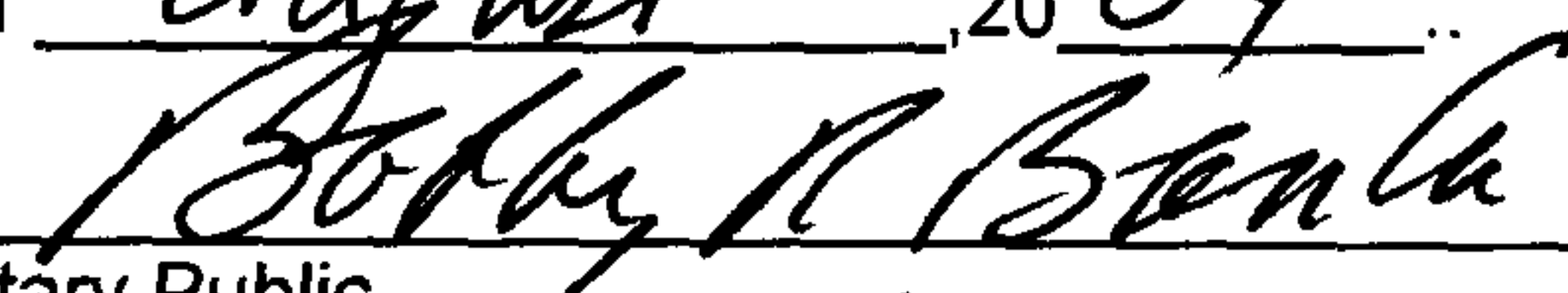
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General Acknowledgment

SHELBY COUNTY

I, Bobby R Benka, a Notary Public in and for the said County, in said State, hereby certify that Kenneth M Losey and wife, Sabrina G Losey 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 26 day of August, 20 04.



, Notary Public
Alabama