

Send tax notice to:
Richard Frenney
116 Pebble Drive
Alabaster, AL 35007

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

BHM0413799

STATE OF ALABAMA
SHELBYCOUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Three Thousand and 00/100 Dollars (\$143,000.00) in hand paid to the undersigned, Michael C. Hawkins and Theresa B. Hawkins, husband and wife (hereinafter referred to as "Grantor") by Richard Frenney (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Shalimar Pointe, recorded in Map Book 14, Page 105, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

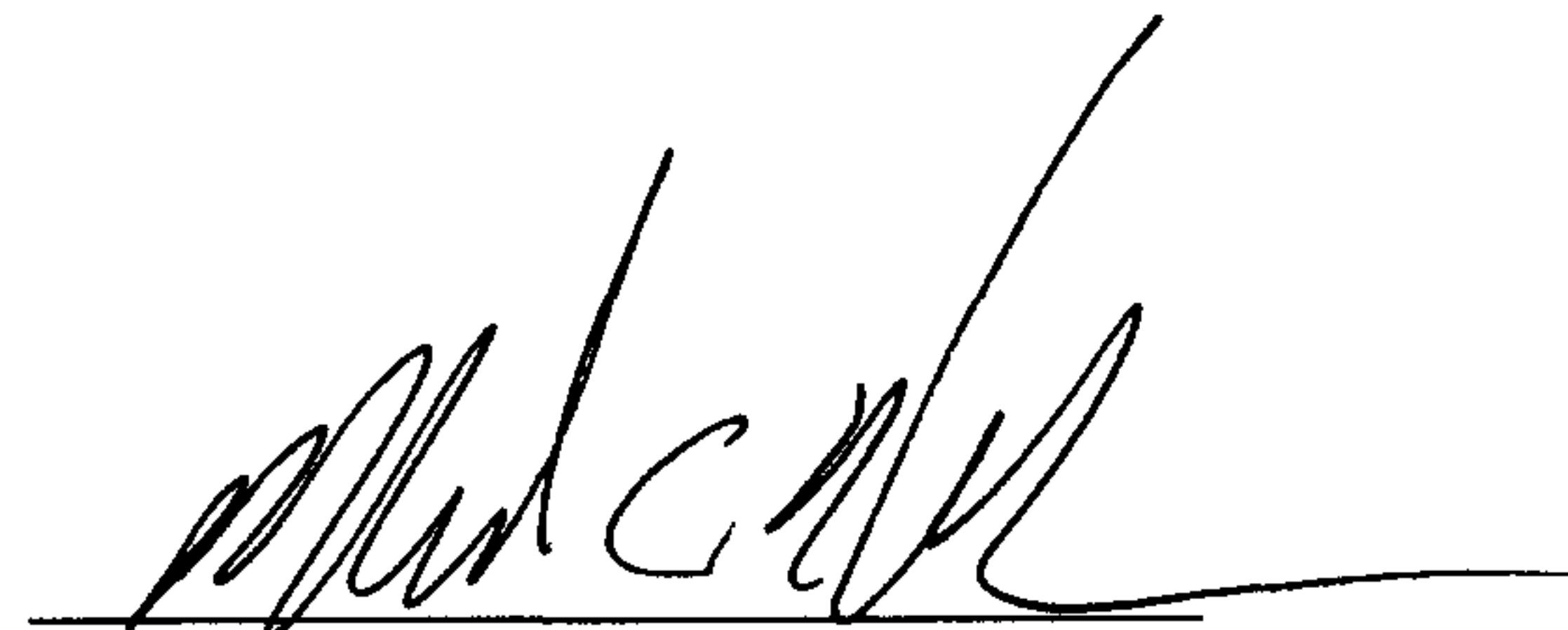
\$143,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

Reh

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the 1st day of September, 2004.



Michael C. Hawkins



Theresa B. Hawkins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael C. Hawkins and Theresa B. Hawkins, husband and wife, 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2004.

(Notary Seal)



Notary Public

Print Name:

Commission Expires:

Kimberly D. Hawkins
11/8/07