


Send tax notice to:
Jamey Hamilton Haley
284 Hidden Creek Trail
Pelham, AL 35124

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

STATE OF ALABAMA
COUNTY Shelby


20040913000507900 Pg 1/5 28.00
Shelby Cnty Judge of Probate, AL
09/13/2004 11:36:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$107,500.00) in hand paid to the undersigned, James E. Deason, a married person, Margaret D. Haley, a single person, James M. Deason, Jr., a married person, William W. Deason, a single person, Mary Amanda Deason, a single person and Mary Katherine Lacey, a single person (hereinafter referred to as "Grantors") by Jamey Hamilton Haley (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 59, according to the Survey of Phase One, Hidden Creek Townhomes, as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

The lien of Ad Valorem taxes for the year 2004 are a lien but neither due nor payable until 1 October, 2004.

Municipal improvements, assessments and fire district dues against subject property, if any.

Building and setback lines of 15 feet as recorded in Map Book 27, Page 49, in the Probate Office of Shelby County, Alabama.

10 foot easement along rear lot line as per plat.

Approximate location of flood way as per flood way map and approximate location of flood zone A-1 across rear of said property as shown on recorded map of said subdivision.

Subject to terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 1998-03074, amended in Instrument No. 1998-03075; Instrument No. 1998-03077 and Instrument No. 1999-1568, amended in Instrument No. 1998-23229 and amended and supplemented in Instrument No. 2000-8567 and amended in Instrument No. 2000-41083, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipe Line as recorded in Deed Book 306, Page 416; Deed Book 252, Page 603 and Deed Book 229, Page 335, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company as recorded in Deed Book 127, Page 375, in the Office of the Judge of Probate of Shelby County, Alabama.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE
HOMESTEAD OF THE GRANTORS, NOR THAT OF THEIR RESPECTIVE
SPOUSES.

\$107,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee,
his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances except as noted above; that they
have a good right to sell and convey the same as aforesaid; and that they will, and their
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.

IN WITNESS WHEREOF, Grantors have set their signatures on this the 18th
day of August, 2004

James E. Deason

Margaret D. Haley
Margaret D. Haley

James M. Deason
James M. Deason, Jr.

William W. Deason

Mary Amanda Deason
Mary Amanda Deason

Mary Katherine Lacey
Mary Katherine Lacey
Kathryn MKL

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that James E. Deason, whose name is signed to the foregoing instrument, and who
is known to me, acknowledged before me on this day, that, being informed of the

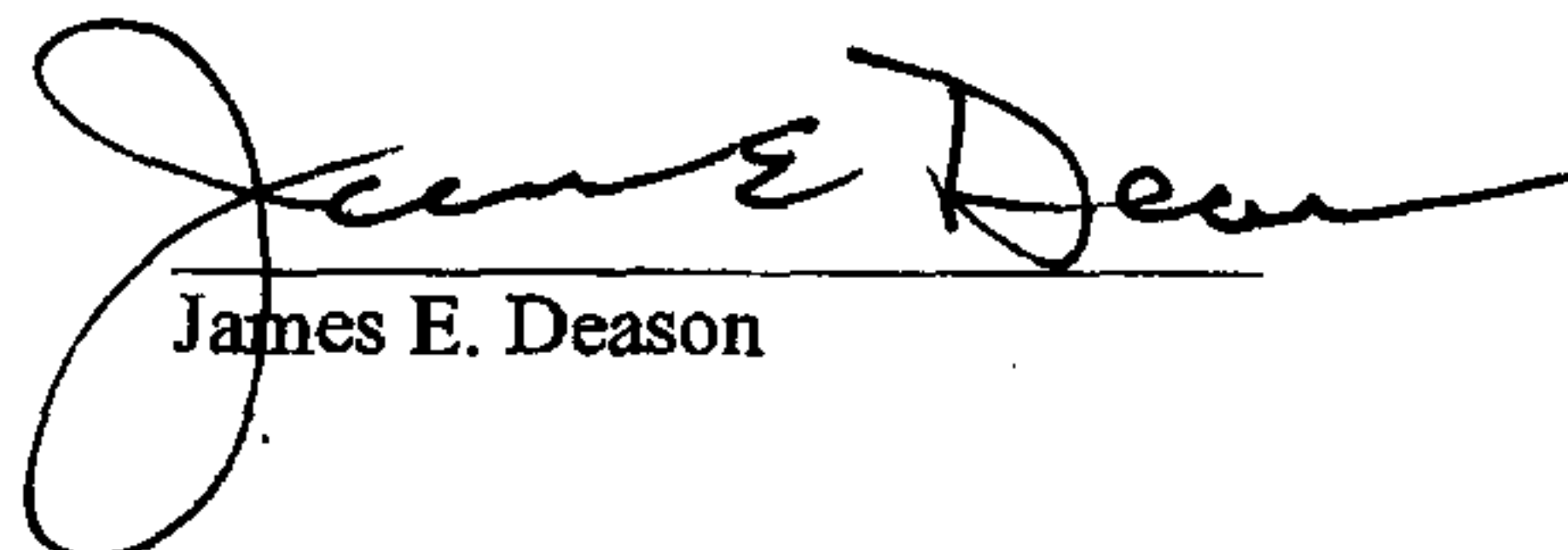
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heirs, executors, administrators and assigns forever against the lawful claims of all
persons.

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

IN WITNESS WHEREOF, Grantors have set their signatures on this the 17th
day of August, 2004


James E. Deason

Margaret D. Haley

James M. Deason, Jr.

William W. Deason

Mary Amanda Deason

Mary Katherine Lacey

STATE OF Alabama
COUNTY OF Morgan

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that James E. Deason, whose name 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of August.

Mary Ann Michetti
Notary Public

Print Name: MARY ANN MICHETTI

Commission Expires: My Commission Expires
April 14, 2008

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret D. Haley, James M. Deason, Jr., William W. Deason, Mary Amanda Deason and Mary Katherine Lacey, 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 _____ day of _____.

Notary Public

Print Name:

Commission Expires:

contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the ____ day of _____.

Notary Public

Print Name:

Commission Expires:

STATE OF

COUNTY OF

Alabama
Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret D. Haley, James M. Deason, Jr., William W. Deason, Mary Amanda Deason and Mary Katherine Lacey, 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 18th day of August 2001

James M. Deason, Jr.
Notary Public

Print Name:

Commission Expires:

02/28/06