


This instrument was prepared by:
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WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20040921000520890 Pg 1/2 69.00
Shelby Cnty Judge of Probate, AL
09/21/2004 15:09:00 FILED/CERTIFIED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED AND THIRTY-THREE THOUSAND DOLLARS (\$233,000.00) [**ONE HUNDRED AND SEVENTY-EIGHT THOUSAND DOLLARS (\$178,000.00)**], paid by **Mortgage** filed at the same time as this deed, to the undersigned grantor, Keith L. Knowles and Amy E. Knowles, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Brad Mabry and Brenna K. Mabry, a married couple, (herein referred to as GRANTEES) 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 in Shelby County.

Lot 6, according to the Survey of Brookhaven, Sector 1, as recorded in Map Book 10, Page 24, in the Probate Office of Shelby County, Alabama

Situated in Shelby County, Alabama.

Subject To:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachment, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public record.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. The lien of Ad Valorem taxes for the year 2004 are a lien but neither due not payable until 1 October 2004.
7. Municipal improvements, assessments and fire district dues against subject property, if any.
8. Building and setback lines of 75 feet as recorded in Map Book 10, Page 24, in the Probate Office of Shelby County, Alabama.
9. 10 foot easement along rear lot line as recorded in Real 89, Page 969, in the Probate Office of Shelby County, Alabama.
10. Agreement with Alabama Power Company recorded in Real 89, Page 969, in the Probate Office of Shelby County, Alabama.
11. Restrictions regarding Alabama Power Company recorded in Real 89, Page 967, in the Probate Office of Shelby County, Alabama.

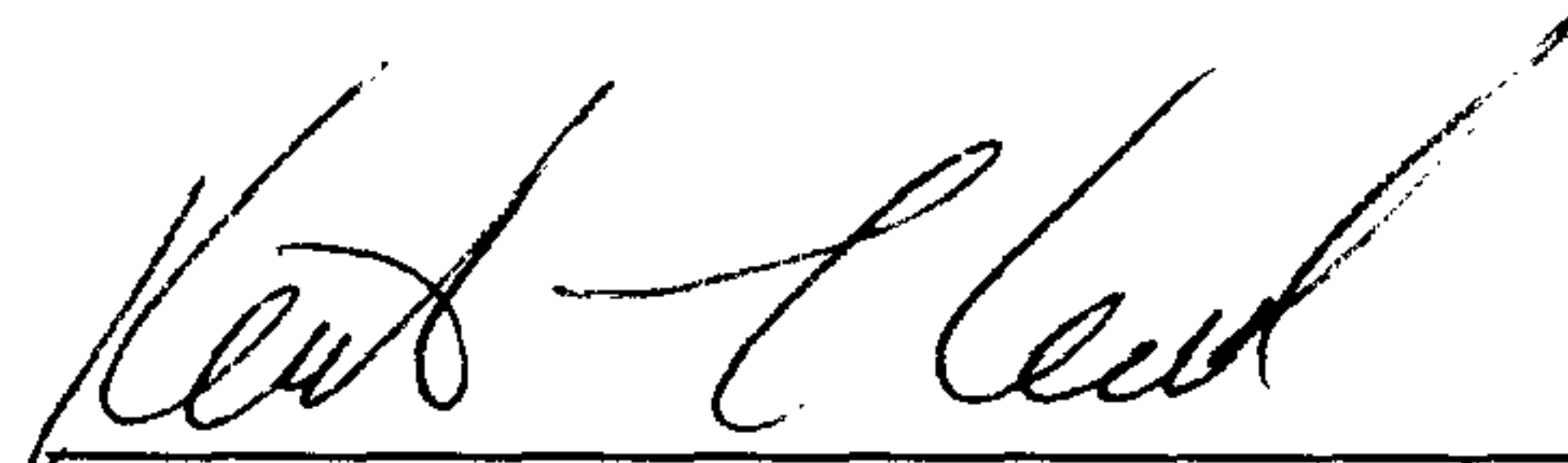
12. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 86, Page 172, in the Probate Office of Shelby County, Alabama.
13. Right of way to Alabama Power Company as recorded in Real 99 Page 466, in the Office of the Judge of Probate of Shelby County, Alabama.
14. Title to all oil, gas and minerals, within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real 281 page 395, in the Probate Office of Shelby County, Alabama.

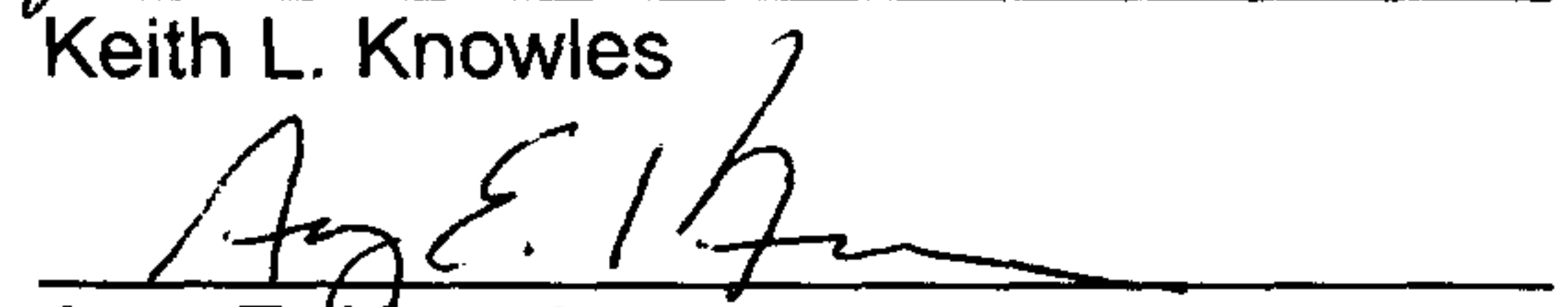
And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 15th day of September 2004.

Witness

Witness



Keith L. Knowles


Amy E. Knowles

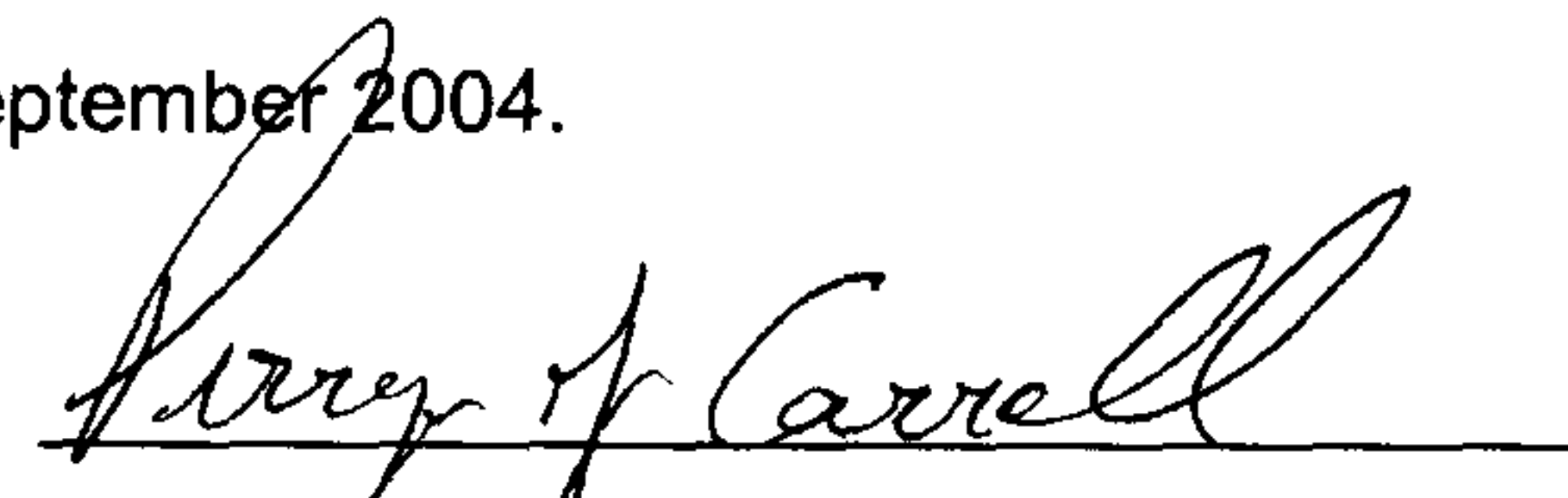
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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Keith L. Knowles and Amy E. Knowles, individually whose name is signed to the foregoing conveyance, and who is know to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 15TH day of September 2004.

My Commission Expires
January 28, 2007



Notary Public