



Prepared By: Kenneth W. Battles, Sr.  
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9729 Parkway East, Suite 200A  
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Send Tax Notice To:  
Frankie Wilson  
2449 Osceola Drive  
Birmingham, Alabama 35244

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

**THIS DEED**, made and entered into this the 10th day of September, 2004, by and between **Derek K. Wilson**, an unmarried man, herein called "**GRANTOR**", (whether one or more), and **Frankie Wilson**, herein called "**GRANTEE**";

**WITNESSETH:**

**THAT FOR AND IN CONSIDERATION** of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$ 225,000.00)**, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Derek K. Wilson**, as Grantor, has this day bargained and sold and by these presents does hereby grant, sell, transfer and convey unto said Grantee, a certain tract or parcel of land situated in **Jefferson** County, Alabama, and being more particularly described as follows:

Lot 1, Block 5, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

\$ 225,000.00 of the purchase price is being paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

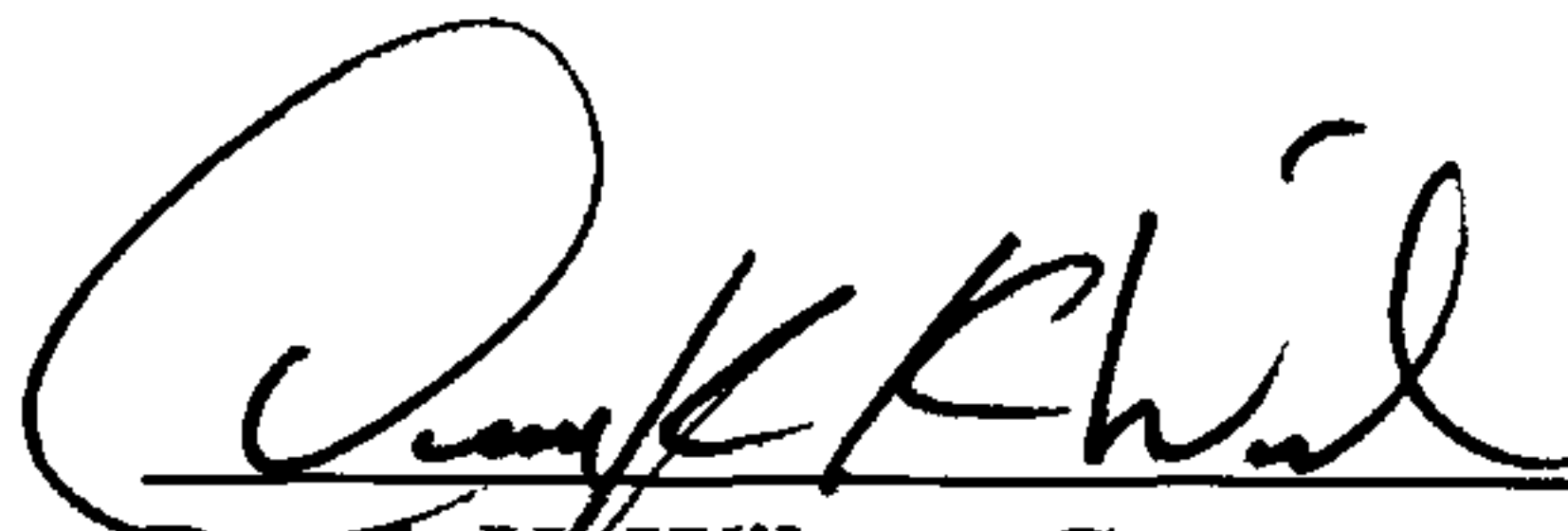
SUBJECT TO TAXES FOR 2004 AND SUBSEQUENT YEARS.  
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

**TO HAVE AND TO HOLD** unto the said Grantee, his, her, or their heirs and assigns forever.

Grantor does for himself and for his Heirs Executors and Administrators covenant with Grantee, her heirs and assigns, that he is lawfully seized in fee simple and possessed of said property; that he has a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that he will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.


**IN WITNESS WHEREOF**, the said **Derek K. Wilson**, as Grantor, has hereto set his signature and seal this the 10th day of September, 2004.

  
Derek K. Wilson, Grantor

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned Notary Public, hereby certify that **Derek K. Wilson**, Grantor, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily.

Given under my hand and seal this the 10th day of September, 2004.

  
Notary Public

My Commission Expires: 06/25/05