

STATE OF ALABAMA)
SHELBY COUNTY)

20041012000564370 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
10/12/2004 12:22:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED NINTEY THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$190,700.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **CYNTHIA P. VANTHOURNOUT, a married person** (GRANTOR) does grant, bargain, sell and convey unto **KAREN LACEY and DONALD LACEY** (GRANTEES) as Joint Tenants with Right of Survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 9, ACCORDING TO THE SURVEY OF INDIAN CREEK, PHASE II, SECTOR II, AS RECORDED IN MAP BOOK 14, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1, 2004.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN REAL 316, PAGE 379 AND MAP BOOK 14, PAGE 89.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 121, PAGE 41.

EASEMENT TO THE CITY OF PELHAM RECORDED IN LIS PENDENS 6, PAGE 326.

SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN SURFACE OR SUBSURFACE CONDITIONS THAT MAY OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY AS RECORDED IN MAP BOOK 14, PAGE 89.

EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS RECORDED IN REAL BOOK 333, PAGE 215.

MINERALS AND MINING RIGHTS ARE NOT OWNED BY GRANTOR.

CYNTHIA P. VANTHOURNOUT IS ONE AND THE SAME PERSON AS CYNTHIA P. HUDSON. SHE IS ALSO THE SURVIVING GRANTEE OF THAT DEED RECORDED IN INST# 1999-01379, IN THAT DAVID W. HUDSON PASSED AWAY ON OCTOBER 13, 1998. THE PROPERTY CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HER SPOUSE.

\$192000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

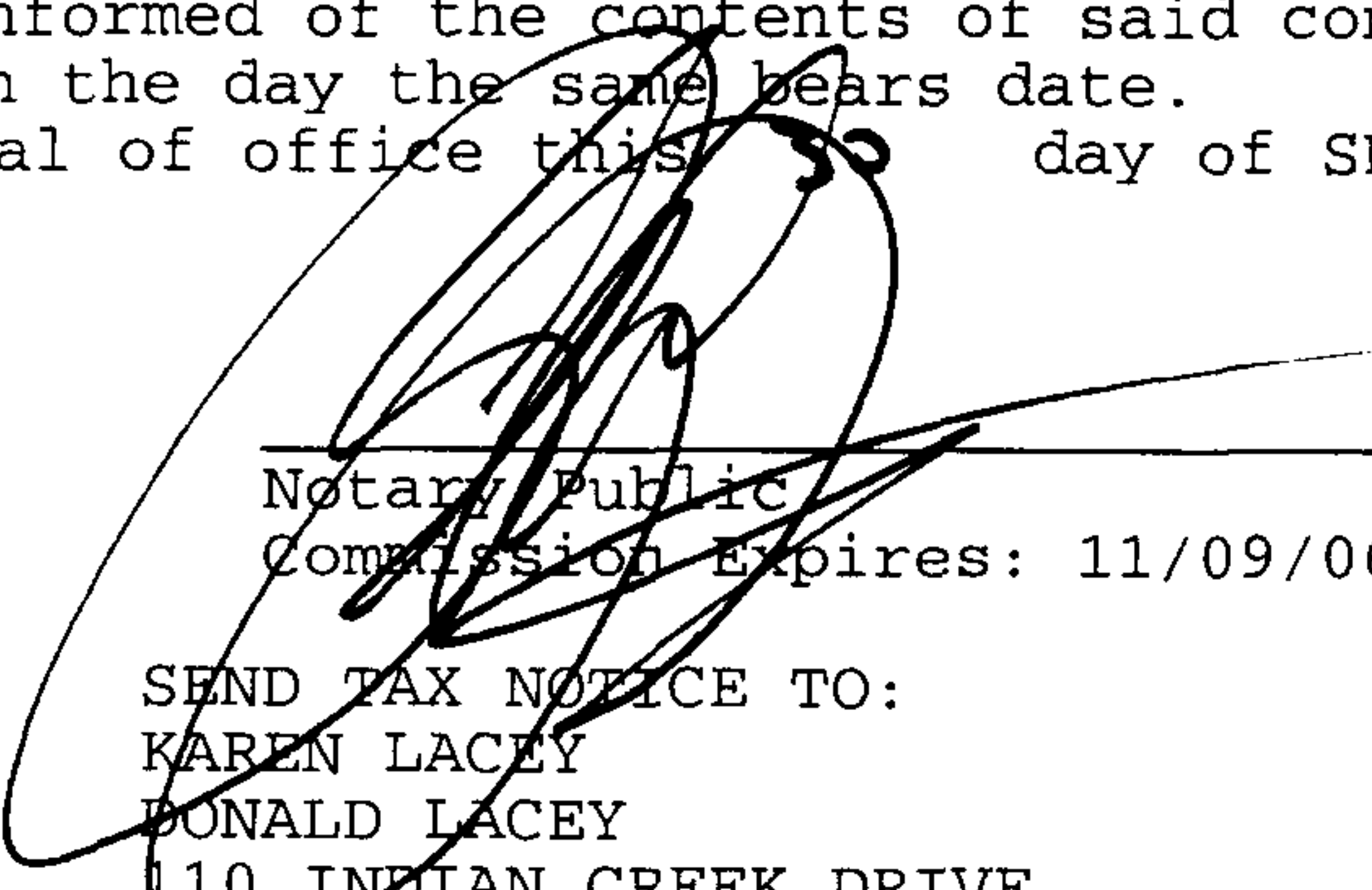
TO HAVE AND TO HOLD unto the said GRANTEES as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for herself, her heirs, successors, assigns, and personal representatives covenant with said GRANTEES, their heirs, successors and assigns that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs, successors, assigns and personal representatives 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 GRANTOR has caused this conveyance to be executed this the **30** day of SEPTEMBER, 2004.


CYNTHIA P. VANTHOURNOUT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Gene W. Gray, Jr., P.C., a Notary Public, in and for said County in said State, hereby certify that **ALAN M. HERNDON and MARIBETH L. HERNDON** 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 said conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this **30** day of SEPTEMBER, 2004.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
KAREN LACEY
DONALD LACEY
110 INDIAN CREEK DRIVE
BIRMINGHAM, AL 35124
13-6-14-1-002-034.000