

\$10,000.00
Value

WARRANTY DEED

20041027000594570 Pg 1/1 21.00
Shelby Cnty Judge of Probate, AL
10/27/2004 14:04:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Five Hundred and No/100 (\$500.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **James Bryant and Judy Bryant, husband and wife**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Judy Bryant**, referred to as Grantee(s), his heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 73, ACCORDING TO THE SURVEY OF EAGLE POINTE 12TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 82, IN THE PROBATE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

This deed is recorded for the purpose of removing James Bryant from title.

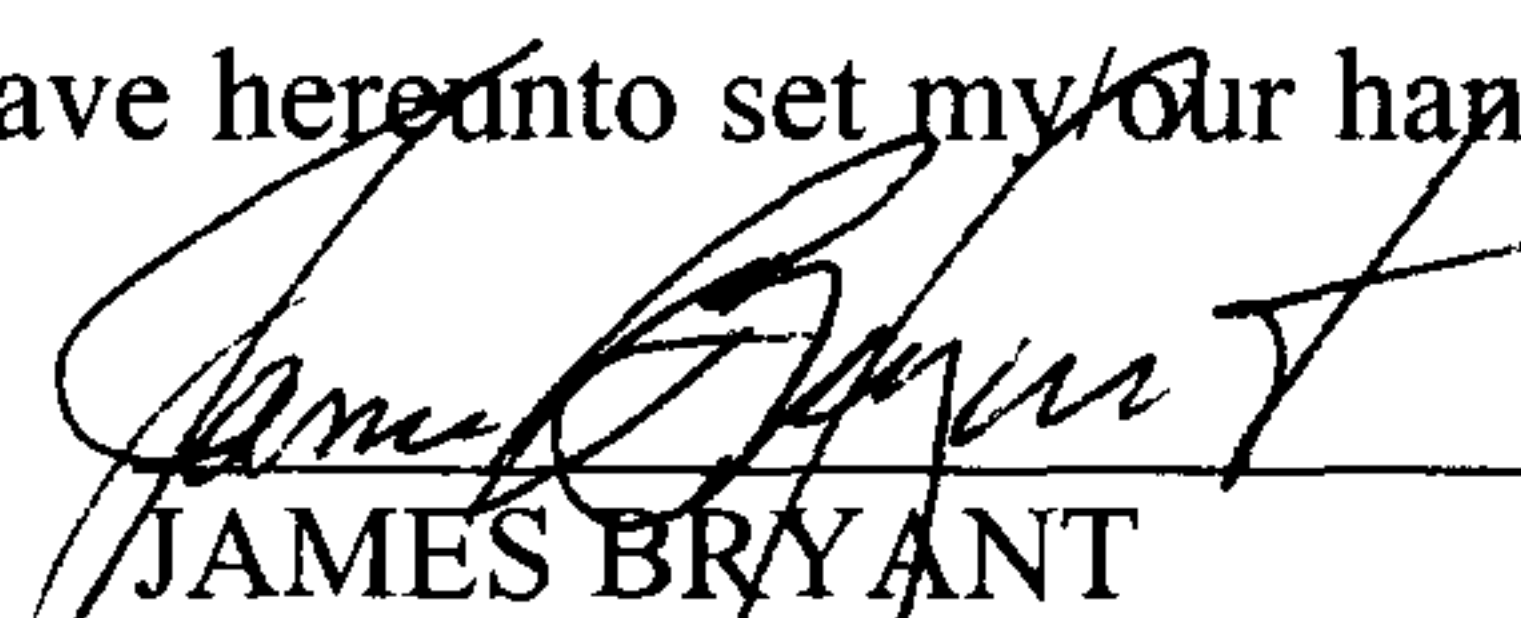

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2004, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 29th day of September, 2004.


JAMES BRYANT

JUDY BRYANT

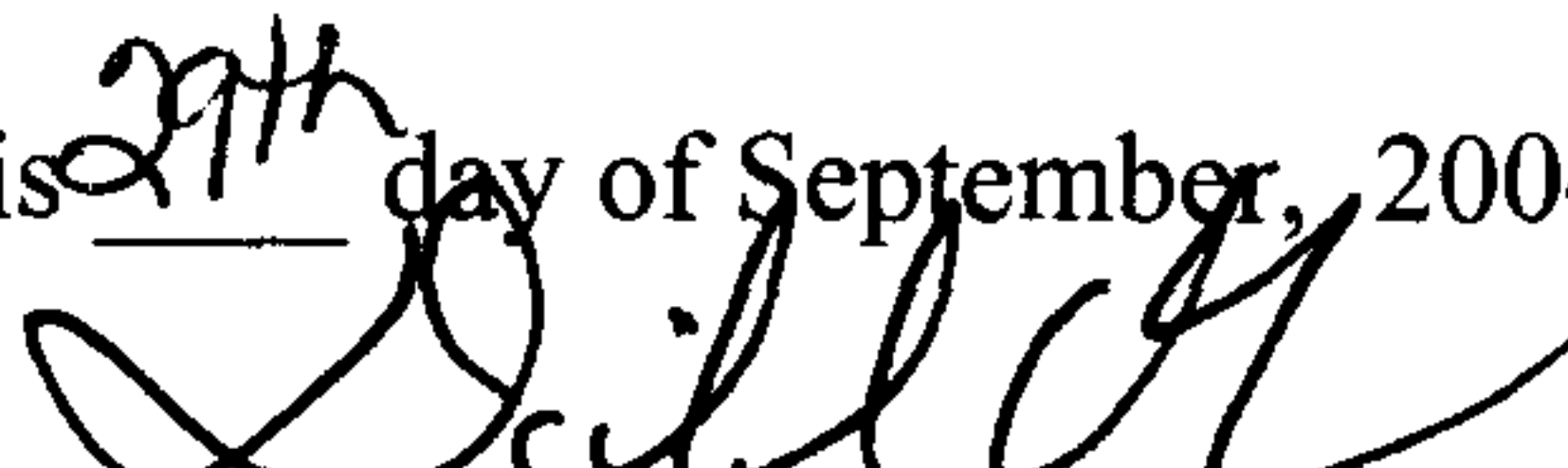
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that James Bryant and Judy Bryant, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 29th day of September, 2004.

My Commission Exp:
DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06


Notary Public

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
Moseley & Associates, P.C.
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

Judy Bryant
1229 Eagle Park Road
Birmingham, Alabama 35242

