

SEND TAX NOTICE TO:

Patrick Coyne
131 Ashton Woods Dr
Chelsea, AL 35043


20041104000609530 Pg 1/1 19.50
Shelby Cnty Judge of Probate, AL
11/04/2004 15:58:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty-Six Thousand Dollars and No Cents (\$166,000.00), the receipt and sufficiency of which are hereby acknowledged, We, Christopher S. Grantham and Tamrah M. Grantham, a married couple hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Patrick Coyne, an unmarried man, hereinafter called "Grantee," in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Ashton Woods, First Phase, as recorded in Map Book 23, page 160, in the Probate Office of Shelby County, Alabama.

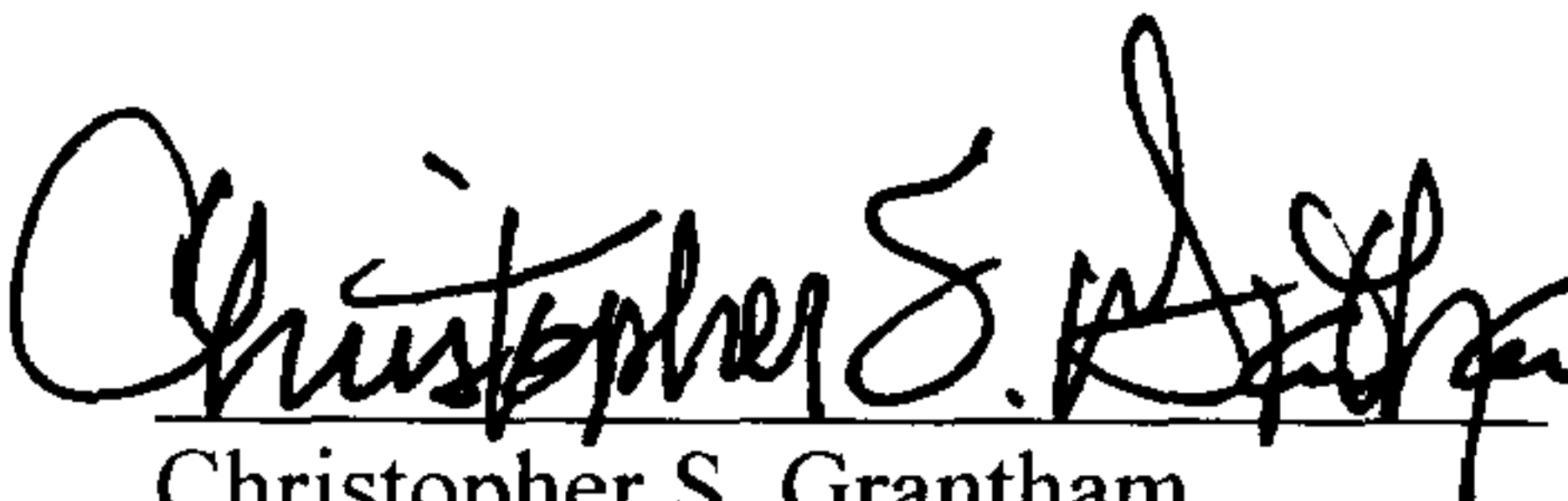
\$132,800.00 and \$24,900.00 of the purchase price recited above was paid from the proceeds of a first and second mortgage loan closed simultaneously herewith.

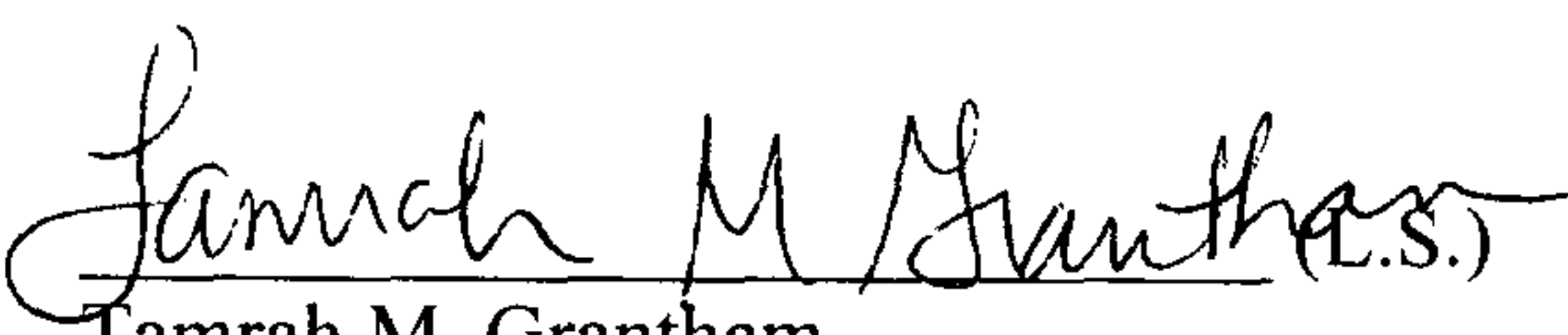
Subject to all easements, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors do individually and for the heirs, executors, and administrators of the Grantors covenant with Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set their hand and seal thereto on this the 29th day of October, 2004

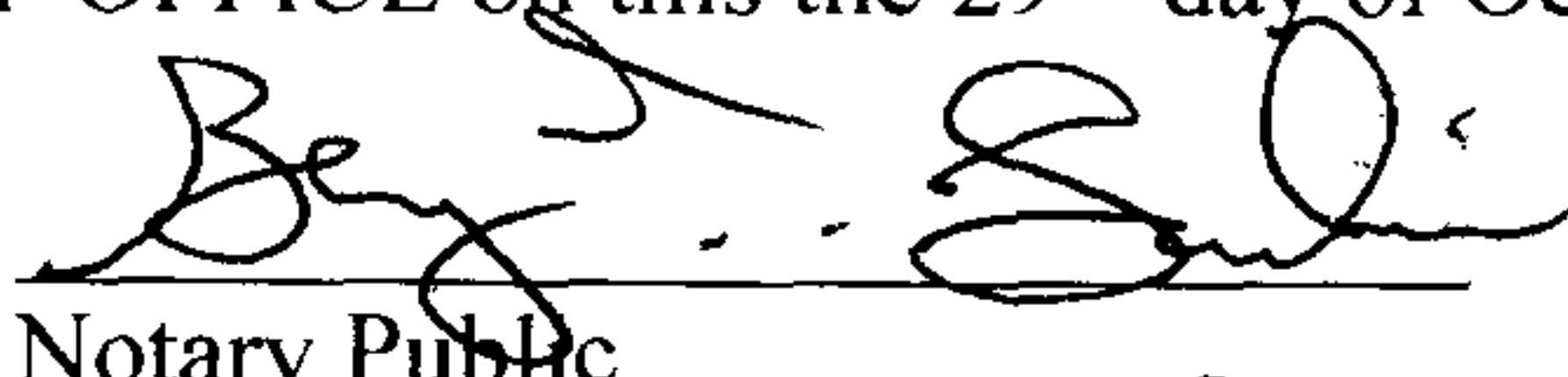

Christopher S. Grantham (L.S.)


Tamrah M. Grantham (L.S.)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public for the State of Alabama at Large, hereby certify that Christopher S. Grantham and Tamrah M. Grantham whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29th day of October, 2004.


Notary Public

My Commission Expires: 2-3-2008

THIS INSTRUMENT PREPARED BY:
Benjamin T. Larkin, Attorney At Law
1117 22nd St S
Birmingham, AL 35205