

Send Tax Notice To:
William M. Grauel
5219 Jameswood Circle
Birmingham, Alabama 35244

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
P.O. Box 530728
Birmingham, AL 35253
(205) 871-1440

GENERAL WARRANTY DEED
by
PERSONAL REPRESENTATIVES
of
THE ESTATE OF FLORENCE H. MCABEE, DECEASED

STATE OF ALABAMA)
COUNTY OF JEFFERSON) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Eighty Five Thousand Dollars and no/100 (\$285,000.00) and other good and valuable consideration to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Ronald Gene McAbee, David Glynn McAbee, and Terri Lynne Grauel, as Personal Representatives of the Estate of Florence H. McAbee, Deceased, Shelby County Probate Court Case Number PR-2004-000458 (herein referred to as Grantors) do grant, bargain, sell and convey unto William M. Grauel and wife, Terri M. Grauel, (herein referred to as Grantees) the real estate situated in Shelby County, Alabama and more fully described as follows:

Lots 28, according to the Survey of Jameswood, Second Sector, as recorded in Map 11, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

\$256,500.00 of the purchase price was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

And we, in our capacities as Personal Representatives of the Estate of Florence H. McAbee, Deceased, do covenant with the said Grantees, their heirs and assigns, that we as Personal Representatives of the Estate of Florence H. McAbee are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that we as Personal Representatives of the Estate of Florence H. McAbee have a good right to sell and convey the same as aforesaid; that the Estate will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

This instrument is executed by the undersigned solely in their representative capacity and neither this instrument nor anything contained herein shall be construed as creating any indebtedness, obligation or liability on the part of the undersigned in their individual capacity, and the obligation and liability of the undersigned is expressly limited to the undersigned in their representative capacity.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 5th day of November, 2004.

Estate of Florence H. McAbee, Deceased

*Ronald Gene McAbee, Personally
Representative by Terri Lynne Grauel
as Power of Attorney for*
By: *Ronald Gene McAbee* [SEAL]

Ronald Gene McAbee
Personal Representative by Terri Lynne
Grauel as Power of Attorney for Ronald
Gene McAbee

*David Glynn McAbee, Personally
Representative by Terri Lynne Grauel
as Power of Attorney for*
By: *David Glynn McAbee* [SEAL]

David Glynn McAbee
Personal Representative by Terri Lynne
Grauel as Power of Attorney for David Glynn
McAbee

By: Terri Lynne Grauel [SEAL]
Terri Lynne Grauel
Personal Representative

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Ronald Gene McAbee as personal representative of the Estate of Florence H. McAbee, deceased**, whose name is signed by **Terri Lynne Grauel** as Agent/Attorney-in-Fact for **Ronald Gene McAbee as personal representative of the Estate of Florence H. McAbee, deceased**, pursuant to a Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Ronald Gene McAbee as personal representative of the Estate of Florence H. McAbee, deceased**, pursuant to a Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of November, 2004

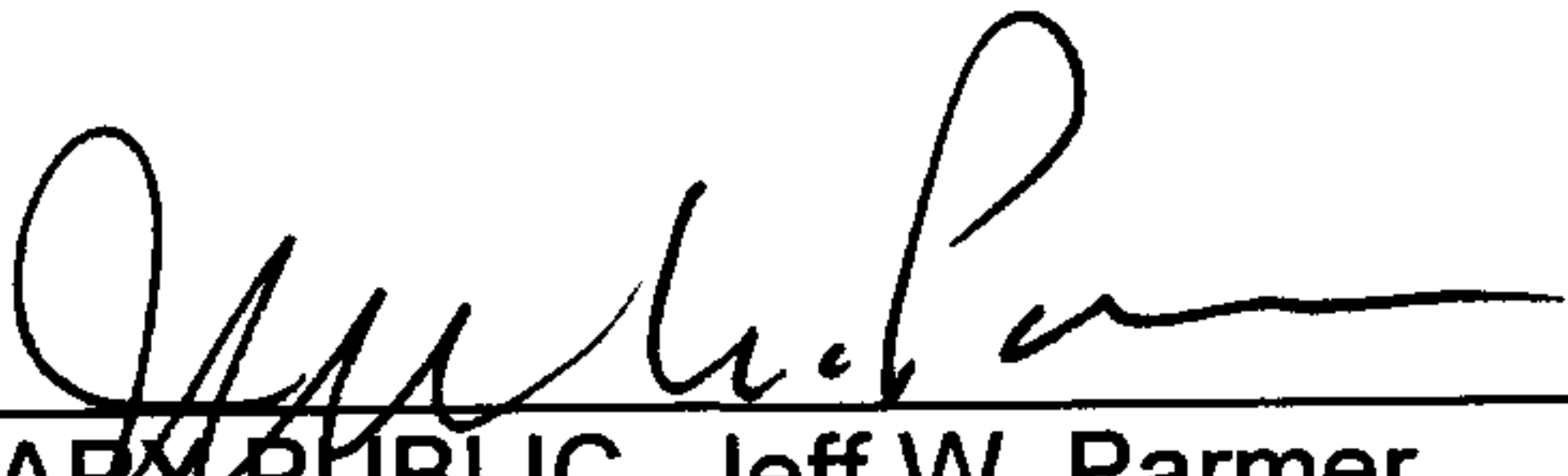
Jeff W. Parmer
NOTARY PUBLIC -Jeff W. Parmer
My Commission Expires:9/27/2004

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **David Glynne McAbee, as personal representative of the Estate of Florence H. McAbee, deceased**, whose name is signed by **Terri Lynne Grauel** as Agent/Attorney-in-Fact for **David Glynne McAbee as personal representative of the Estate of Florence H. McAbee, deceased**, pursuant to a Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **David Glynne McAbee as personal representative of the Estate of Florence**

H. McAbee, deceased, pursuant to a Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of November, 2004

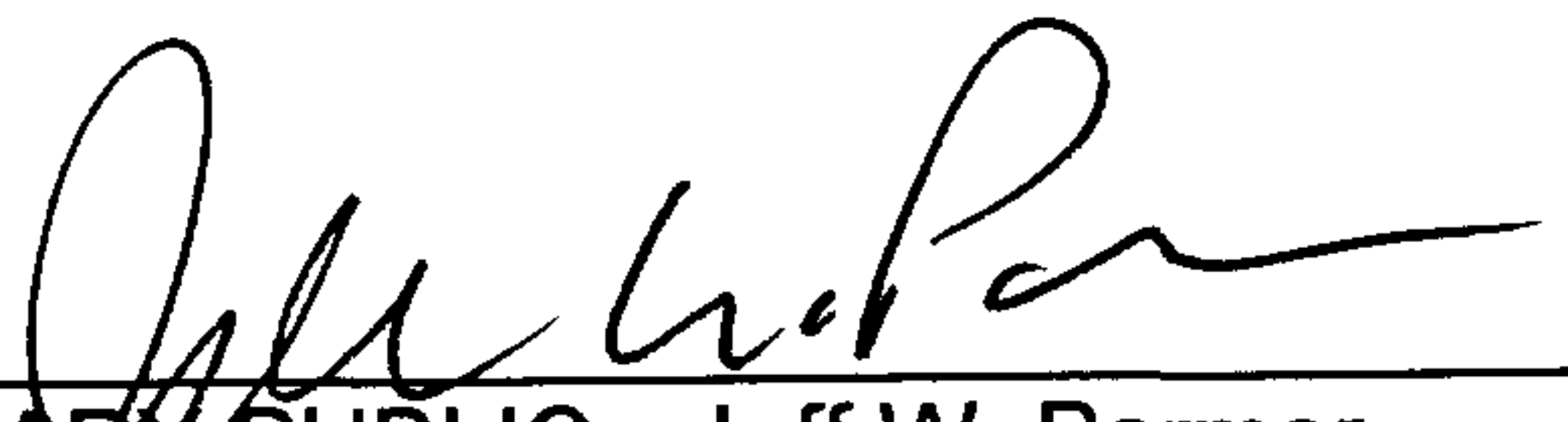


NOTARY PUBLIC - Jeff W. Parmer
My Commission Expires: 9/27/2004

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terri Lynne Grauel, as Personal Representative of the Estate of Florence H. McAbee, Deceased**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Florence H. McAbee, Deceased, on the same that bears date.

Given under my hand and official seal this the 5th day of November, 2004.



NOTARY PUBLIC - Jeff W. Parmer
My commission expires: 9/27/2004

20041118000635680 Pg 4/4 48.50
Shelby Cnty Judge of Probate, AL
11/18/2004 13:48:00 FILED/CERTIFIED