

Document Prepared By:
L. H. (Woody) Hamilton, Jr.
4 Office Park Circle Suite 201
Birmingham, Alabama 35223

Send Tax Notice To:
Jeffrey Johnson
280 Narrows Reach
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }


20041201000657050 Pg 1/1 15.50
Shelby Cnty Judge of Probate, AL
12/01/2004 11:01:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,
THAT IN CONSIDERATION OF **One Hundred Forty Six Thousand Five Hundred and no/100 Dollars (\$146,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,
Thomas M. Picardy, a single man
(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto
Jeffrey Wayne Johnson
(herein referred to as **Grantee(s)**), the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:
Lot 71, according to the Amended Map of Final Record Plat of Narrows Reach, as recorded in Map Book 27, page 11 A and 11 B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000/9755, as amended by Instruments recorded as Instrument 2000-17136 and Instrument 2000/36696, all recorded in the Probate Office of Shelby County, Alabama (together with all amendments thereto, is hereinafter collectively referred to as the "Declaration")

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

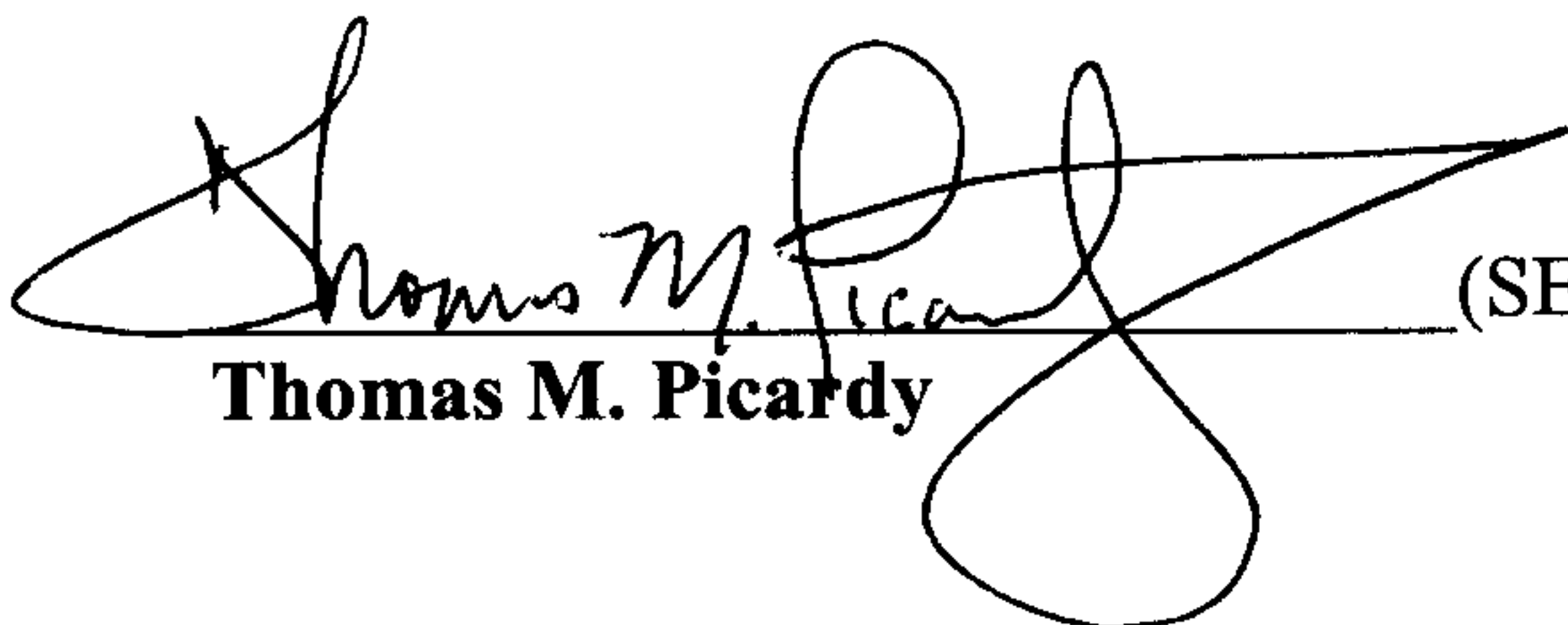
\$142,105.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this **29th** day of **November, 2004**.

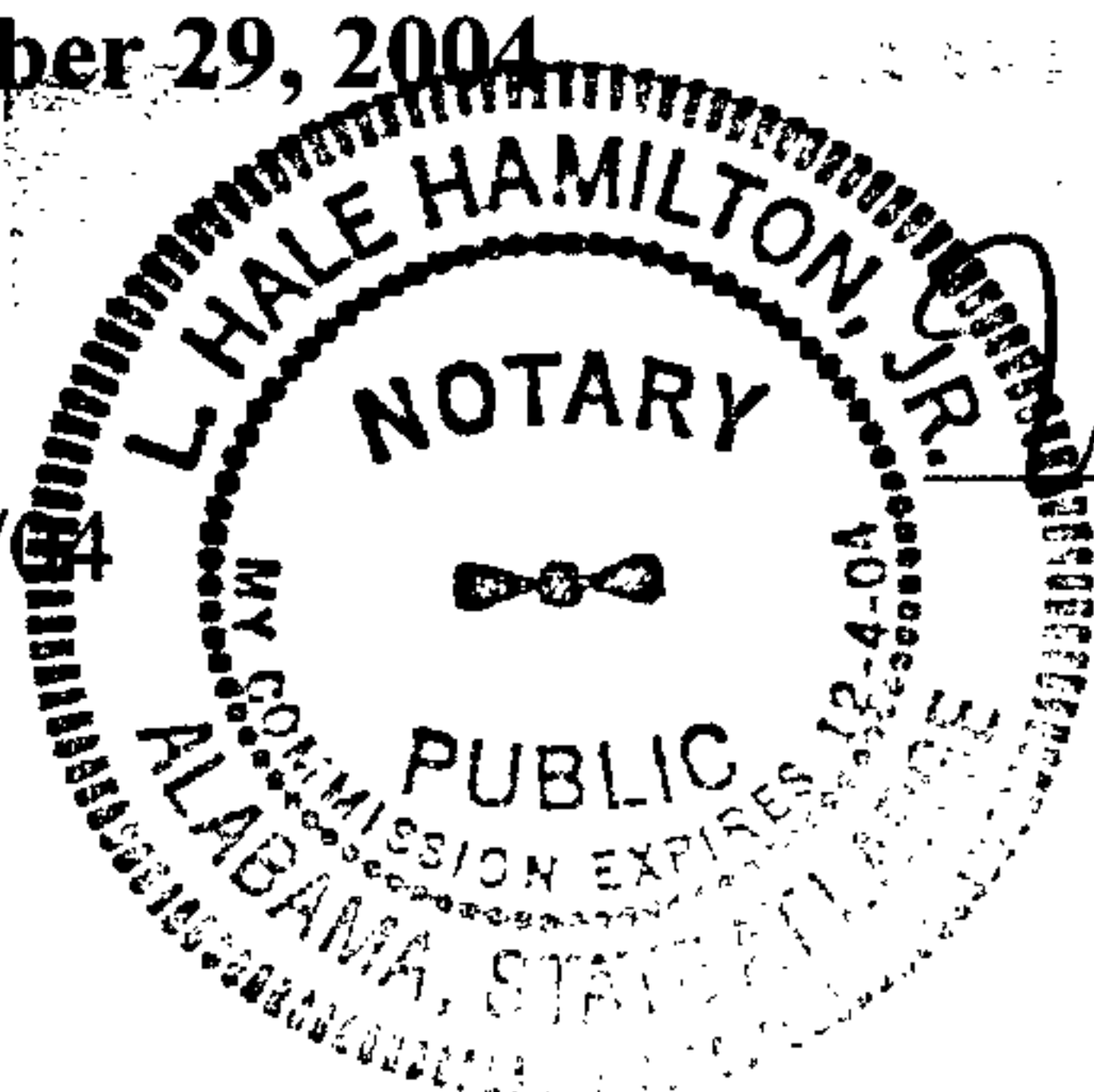
GRANTOR(S)

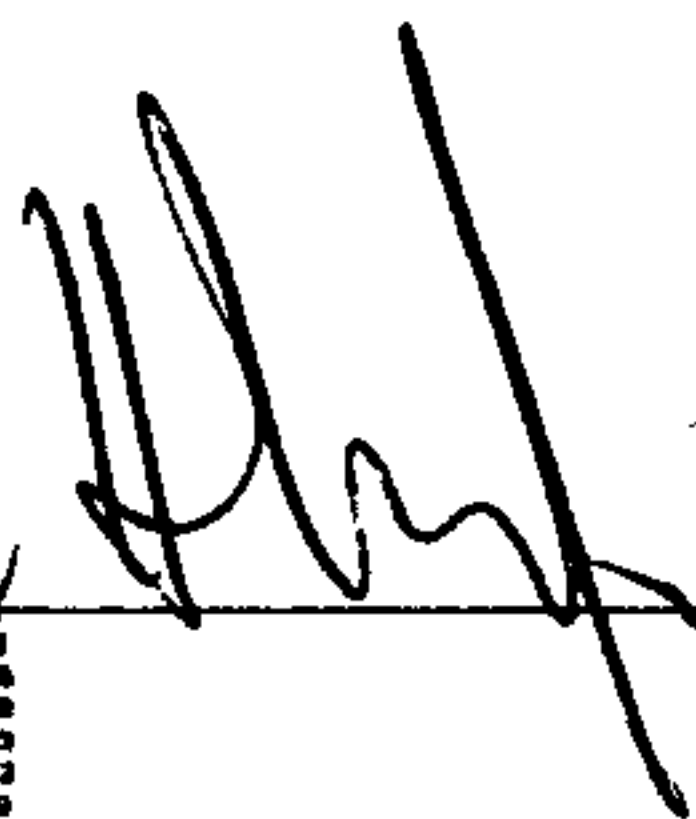
 (SEAL)
Thomas M. Picardy

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for said State, hereby certify that, **Thomas M. Picardy**, 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 this document, he/she executed the same voluntarily on the same bears date **November 29, 2004**.

My Commission expires: 12/4/04





Notary Public