

This instrument was prepared by:

(Name) DAVID F. OVSON, LLC

(Address) 1130 South 22nd Street  
Birmingham, Alabama 35205

Send Tax Notice To: Robert I. Russell

name

4637 South LakeRidge Drive

address

Birmingham, AL 35244

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:



20041202000660320 Pg 1/2 59.50  
Shelby Cnty Judge of Probate, AL  
12/02/2004 11:58:00 FILED/CERTIFIER

That in consideration of FOUR HUNDRED NINETEEN THOUSAND AND NO/100-----

-----DOLLARS (\$419,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, **William Paul Sheppard, a married man and Barbara Sheppard Vickers, an unmarried  
woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert I. Russell**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama,  
to-wit:

**Lot 24, according to the Amended Map of Lakeridge Subdivision, recorded in  
Map Book 12, page 51, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes for the year 2005, which are a lien, but not yet due and payable until October 1, 2005.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

**\$ 373,700.00** of the purchase price recited herein was derived  
from mortgage loans closed simultaneously herewith.

This is to certify that William Paul Sheppard and William P. Sheppard are one  
and the same person.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 17th  
day of November, 2004

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

William Paul Sheppard (Seal)  
Barbara Sheppard Vickers (Seal)  
By: William P. Sheppard (Seal)  
As Attorney-in-Fact

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that  
William Paul Sheppard, a married man  
whose name(s) 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 the conveyance she executed the same voluntarily  
on the day the same bears date.

Given under my hands and official seal this 17th day of November A.D., 2004

David F. Ovson

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS


STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Sheppard Vickers, an unmarried woman, by William Paul Sheppard as Attorney-in-fact under that certain Power of Attorney dated November 11, 2004 and recorded as Instrument # \*20041202000660310, in the Probate Office of Jefferson County, Alabama, whose name 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 the conveyance he, in his capacity aforesaid and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2004.

\*20041202000660310

  
NOTARY PUBLIC

My commission expires:

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2008  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**