


This instrument was prepared by:
(Name) William H. Halbrooks
(Address) 1 Independence Plaza, Suite 704
Birmingham, AL 35209

Send Tax Notice To: Kevin Osborne
name
105 Woodview Circle
address
Chelsea, AL 35043

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:


20041203000662310 Pg 1/1 46.00
Shelby Cnty Judge of Probate, AL
12/03/2004 10:18:00 FILED/CERTIFIED

One Hundred Seventy-four Thousand, Four Hundred and no/100-----
That in consideration of (\$174,400.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Tyler W. Erwin and Nicole H. Erwin, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kevin Osborne

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

Lot 6, according to the Survey of Ashton Woods, Phase Two,
as recorded in Map Book 29, Page 92, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 139,520.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

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 29th
day of November, ~~xx~~ 2004

_____(Seal)

_____(Seal)

_____(Seal)

Tyler W. Erwin (Seal)

_____(Seal)

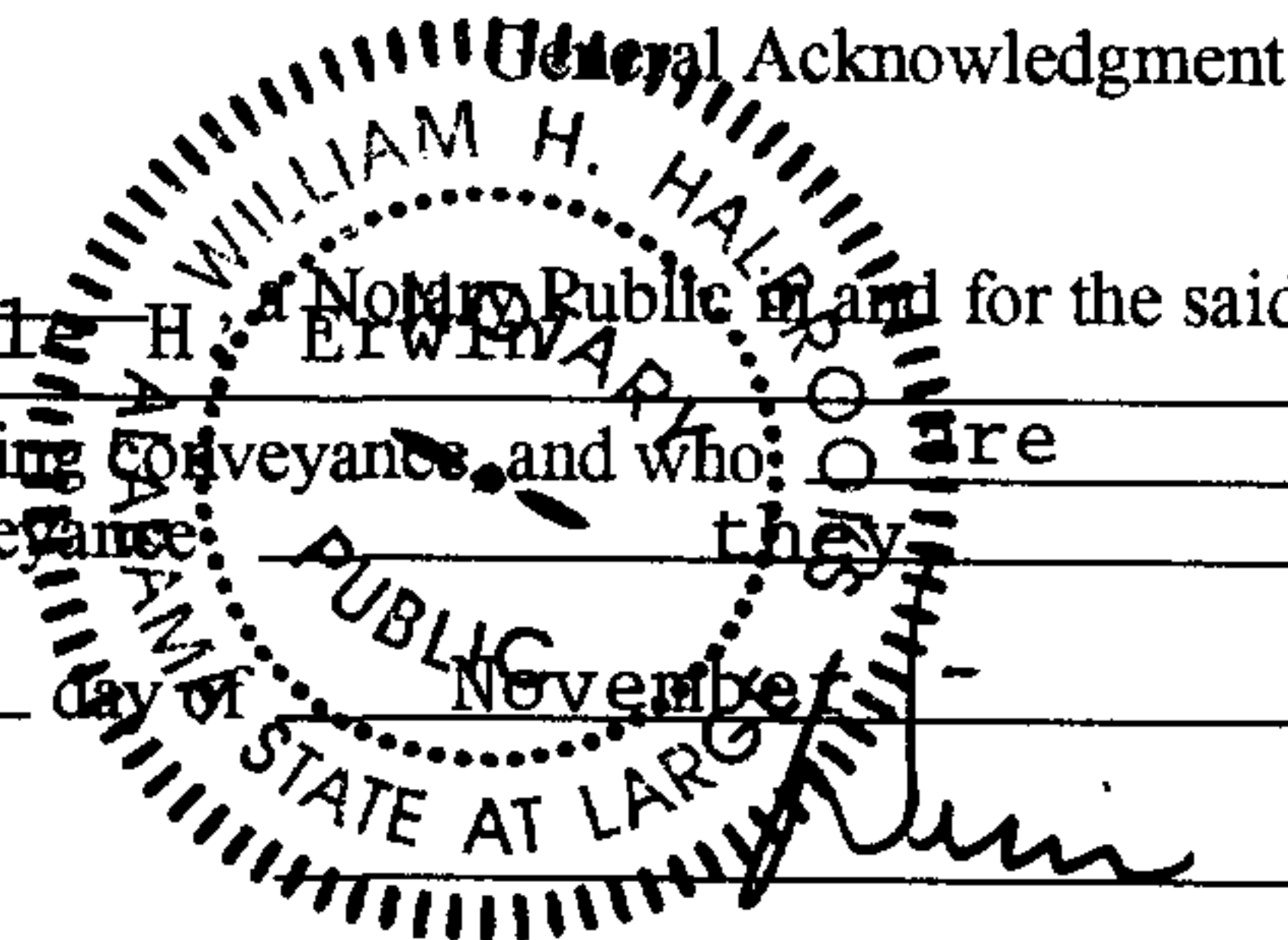
Nicole H. Erwin (Seal)

Nicole H. Erwin

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned
Tyler W. Erwin and Nicole H. Erwin and for the said County, in said State, hereby certify that
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 29th day of November, A.D., ~~xx~~ 2004



William H. Halbrooks

Notary Public