

Send tax notice to:

Jason P. Roland

1913 Amberly Woods

Helena, AL 35080

BHM047076

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby


20041210000678340 Pg 1/2 43.00
Shelby Cnty Judge of Probate, AL
12/10/2004 15:12:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Three Thousand and 00/100 Dollars (\$143,000.00) in hand paid to the undersigned Larry G. Grace and Jane A. Grace, husband and wife (hereinafter referred to as Grantors") by Jason P. Roland and Shannon E. McMahon (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Survey of Amberley Woods, 4th Sector, as recorded in Map Book 21, page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$114,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

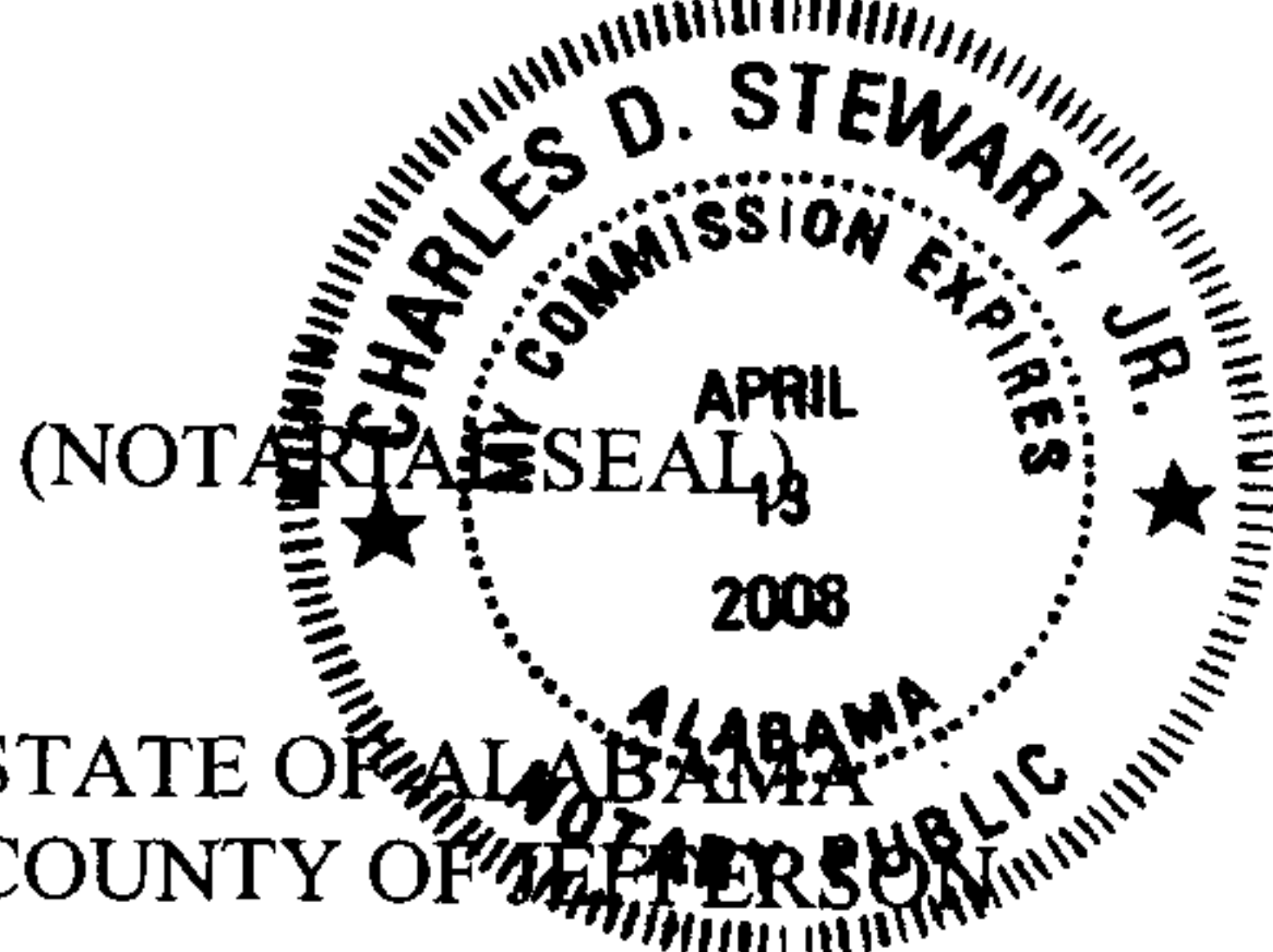
IN WITNESS WHEREOF, Grantor(s) Larry G. Grace and Jane A. Grace, husband and wife hereunto set their signature(s) and seal(s) on November 29, 2004.

Larry G. Grace by and through his attorney in fact, Jane A. Grace
Larry G. Grace, by and through his attorney in fact, Jane A. Grace
Jane A. Grace
Jane A. Grace

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane A. Grace, husband and wife, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 2004.



[Signature]
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jane A. Grace, whose name as Attorney in fact for Larry G. Grace 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 said instrument, he/she executed the same voluntarily in his/her capacity as Attorney in fact for Larry G. Grace on the day the same bears date.

Given under my hand and official seal this the 29th day of November 2004.

[NOTARIAL SEAL]



[Signature]
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08