

The space above this line is reserved for the Probate Judge/Register of Deeds

This instrument was prepared by
John Bahakel, Attorney
2131 - 12th Avenue North
Birmingham, AL 35234-2719

Send Tax Notice To:
Janine G. Elder
105 Ivy Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-two Thousand Two Hundred Twenty-eight Dollars (\$162,228.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **Anna Johnston Whitney**, and spouse, **Ronald A. Whitney** (herein referred to as Grantors) do, grant, bargain, sell and convey unto **Janine G. Elder**, a single woman (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 81, according to the Survey of Ivy Brook Phase Two, First Addition, as recorded in Map Book 19, page 35, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

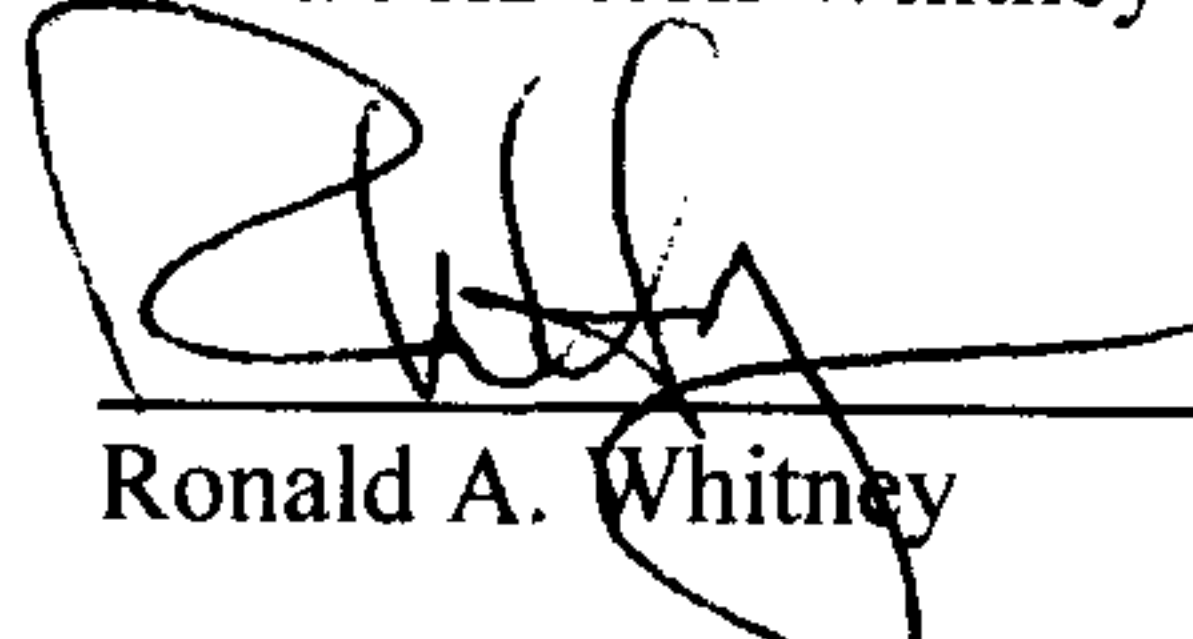
Anna Johnston Whitney is one and the same as Anna Johnston.

To have and to hold, to the said Grantee, her heirs and assigns, forever.

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

In witness whereof, we have hereunto set our hands and seals this 8 day of December, 2004.

 (Seal)
Anna Johnston Whitney

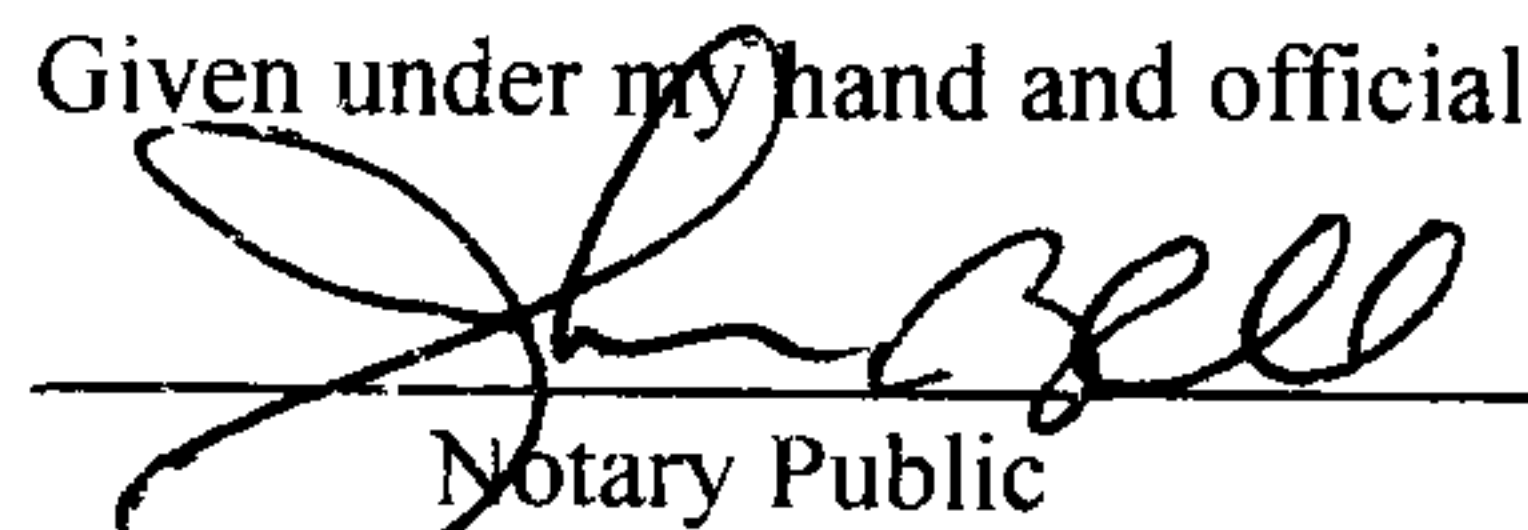
 (Seal)
Ronald A. Whitney

State of Alabama
Shelby County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anna Johnston Whitney and Ronald A. Whitney, whose names 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 hand and official seal, this the 8th day of December, 2004.


Notary Public
My Commission Expires: 9-18-08