

This instrument was prepared by:
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2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Regina K. McKnight
769 Reach Crest
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Twenty-Two Thousand and 00/100 (\$122,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Quint Mansell Construction Co., Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Regina K. McKnight**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See the attached Exhibit "A".

Subject To:
Ad valorem taxes for 2005 and subsequent years not yet due and payable until October 1, 2005. Existing covenants and restrictions, easements, building lines and limitations of record.

\$92,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **10th** day of **December, 2004**.

Quint Mansell Construction Co., Inc.


J. Quinton Mansell, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that J. Quinton Mansell, whose name as President of Quint Mansell Construction Co., Inc., an Alabama corporation, 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 Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of December, 2004.



NOTARY PUBLIC
My Commission Expires: 

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT A
LEGAL DESCRIPTION

A part of the Northwest $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 West, being situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Southmost corner of Lot 4, according to the Survey of The Shires, as recorded in Map Book 12, Page 17, in the Probate Office of Shelby County, Alabama, said lot corner being on the Northwest right of way line of Shelby County, Hwy. #41; thence run South 44 degrees 29 minutes 58 seconds West along said Northwest right of way line of Shelby County Hwy. #41 for 495.34 feet to a point on the West line of Section 24, Township 18 South, Range 1 West; thence run North 00 degrees 00 minutes 00 seconds West along said section line for 590.80 feet to the Southwest corner of Lot 5 of said subdivision; thence run South 66 degrees 54 minutes 29 seconds East along the Southerly line of said Lot 5 for 204.04 feet; thence run South 45 degrees 21 minutes 56 seconds East for 224.13 feet to the point of beginning.

A handwritten signature in black ink, appearing to be "JPM", is located in the lower right quadrant of the page.