

FRS File No.: 412299

Customer File No.: INTZ040402

WARRANTY DEED

THE STATE OF Alabama
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ~~One Hundred and No/100~~ ^(\$249,900.00) ~~no/100----~~ ^{Two Hundred Forty-nine} ~~no/100----~~ ^{Thousand, Nine Hundred and} ~~no/100----~~ ^(\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Clete R. Blackwell and Elaine H. Blackwell, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

Kenneth W. Webb

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 445, according to the Survey of Forest Parks, 4th Sector, 3rd Phase, as recorded in the Map Book 24, page 98, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

For ad valorem tax appraisal purposes only, the address of the property is 245 Linwood Road, Sterrett, AL 35147, which is the address of the Grantees.

TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

Subject to current taxes, easements and restrictions of record.

\$ 169,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 3rd day of November, 2004.

Clete R. Blackwell (Seal)
Clete R. Blackwell

Elaine H. Blackwell (Seal)
Elaine H. Blackwell

THE STATE OF South Carolina }
COUNTY OF Richland }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clete R. Blackwell (fill in marital status) whose name 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, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of November, 2004.
Cynthia Ann Brazell (Seal)
Notary Public
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires February 24, 2007
My Commission Expires

THE STATE OF South Carolina }
COUNTY OF Richland }

20050121000032420 Pg 2/2 94.00
Shelby Cnty Judge of Probate, AL
01/21/2005 10:41:00 FILED/CERTIFIED

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Elaine H. Blackwell (fill in marital status) whose name 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, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3rd day of November, 2004.
Cynthia Ann Brazell (Seal)
Notary Public
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires February 24, 2007
My Commission Expires

This document prepared by: Amy Sullivan, Closing Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344