



20050201000047700 Pg 1/2 49.50
Shelby Cnty Judge of Probate, AL
02/01/2005 09:30:00 FILED/CERTIFIED

Send tax notice to:

Todd Eagle and Leah Eagle
547 Forest Lakes Drive
Sterrett, Alabama 35147

This instrument prepared by:

Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

BHM0500040

STATE OF ALABAMA
COUNTY SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand Eight Hundred and 00/100 Dollars (\$170,800.00) in hand paid to the undersigned M. Brandon Looney and Micheal Looney (Formerly Known as Micheal Griffith), Husband and Wife, (hereinafter referred to as "Grantors") by Todd Eagle and Leah Eagle, Husband and Wife, (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 204, according to the Map and Survey of Forest Lakes Sector 3 - Phase 1, as recorded in Map Book 30, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$136,640.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

MICHEAL GRIFFITH, THE GRANTEE IN DEED RECORDED IN INSTRUMENT NO. 20030630000406610, IS ONE AND THE SAME PERSON AS MICHEAL LOONEY.

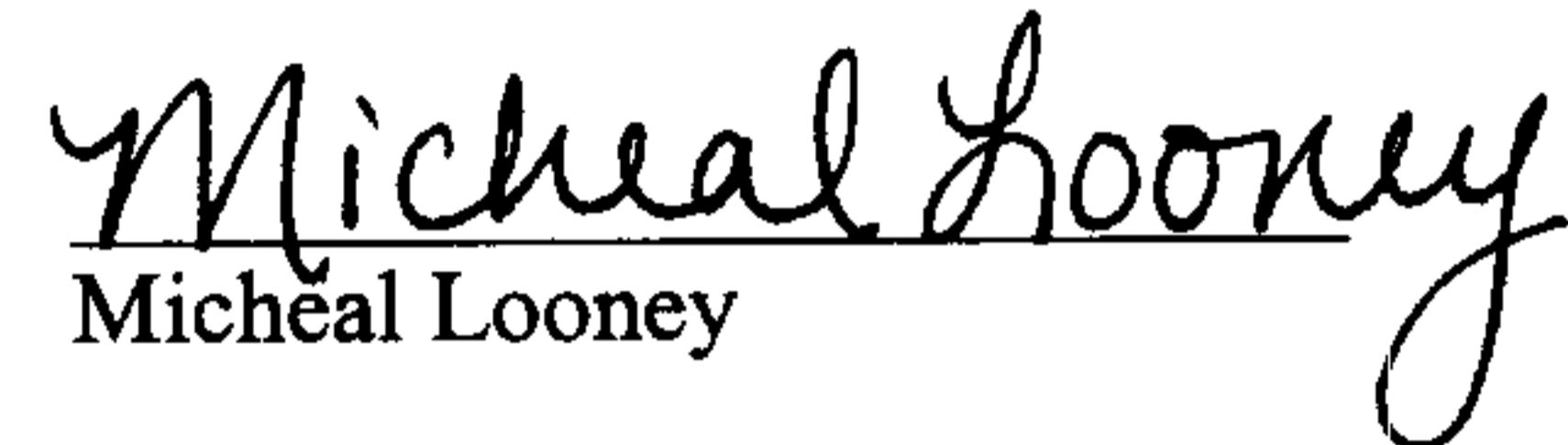
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are 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.

20050201000047700 Pg 2/2 49.50
Shelby Cnty Judge of Probate, AL
02/01/2005 09:30:00 FILED/CERTIFIED

IN WITNESS WHEREOF, Grantor(s) M. Brandon Looney and Micheal Looney (Formerly Known As Micheal Griffith) Husband and Wife, hereunto set their signature(s) and seal(s) on January 20, 2005.


M. Brandon Looney


Micheal Looney

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. Brandon Looney and Micheal Looney (Formerly Known as Micheal Griffith), Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2005.

(NOTARIAL SEAL)

