

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Karen T. Francis
1660 Old Cahaba Court
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty five thousand and no/100 (\$145,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Janet S. Mann f/k/a Janet A. Shumaker and David Mann, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Karen T. Francis** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 327, according to the map and survey of Old Cahaba, Oak Ridge Sector 1st Addition, as recorded in Map Book 25, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama.

Janet A. Shumaker and Janet S. Mann are one and the same person.

Mineral and mining rights excepted.

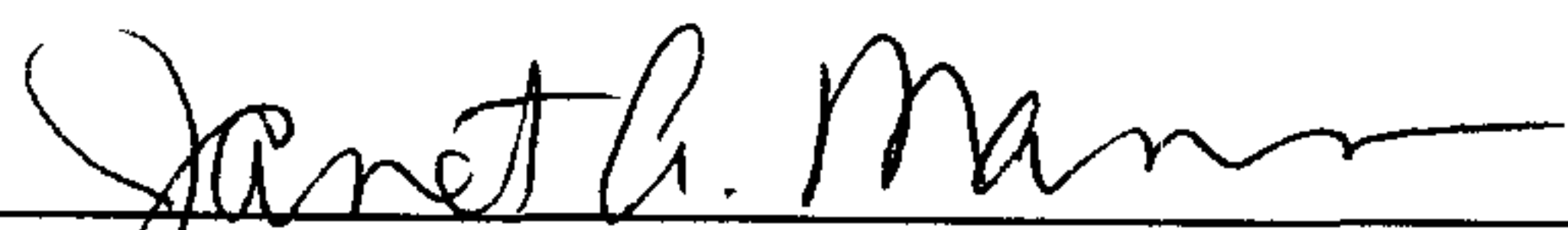
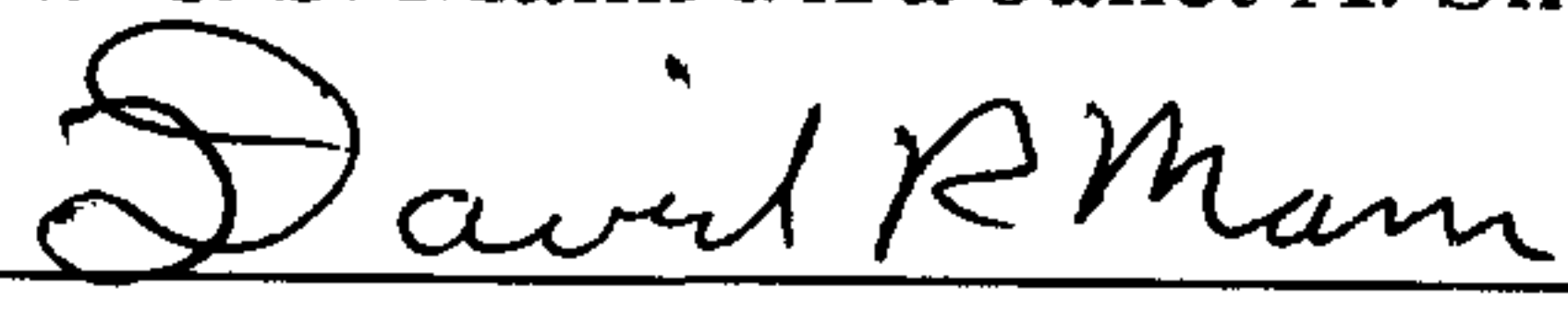
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$137,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of February, 2005.


Janet S. Mann f/k/a Janet A. Shumaker

David Mann

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Janet S. Mann f/k/a Janet A. Shumaker and David Mann, wife and husband** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of February, 2005.



Notary Public
My Commission Expires: 02-25-05