

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **JAY S. FOSTER**, a single person (GRANTOR) does grant, bargain, sell and convey unto **TERRY LARSON** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 27, ACCORDING TO THE SURVEY OF SOMMERSBY TOWNHOMES, AS RECORDED IN MAP BOOK 20, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

MINERALS AND MINING RIGHTS RECORDED IN INST. NO. 1994-26798.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY RECORDED IN VOLUME 103, PAGE 146; VOLUME 161, PAGE 143; VOLUME 179, PAGE 384; VOLUME 194, PAGE 67 AND VOLUME 198, PAGE 509.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTOR** does for himself, his heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the **29th** day of MARCH, 2005.



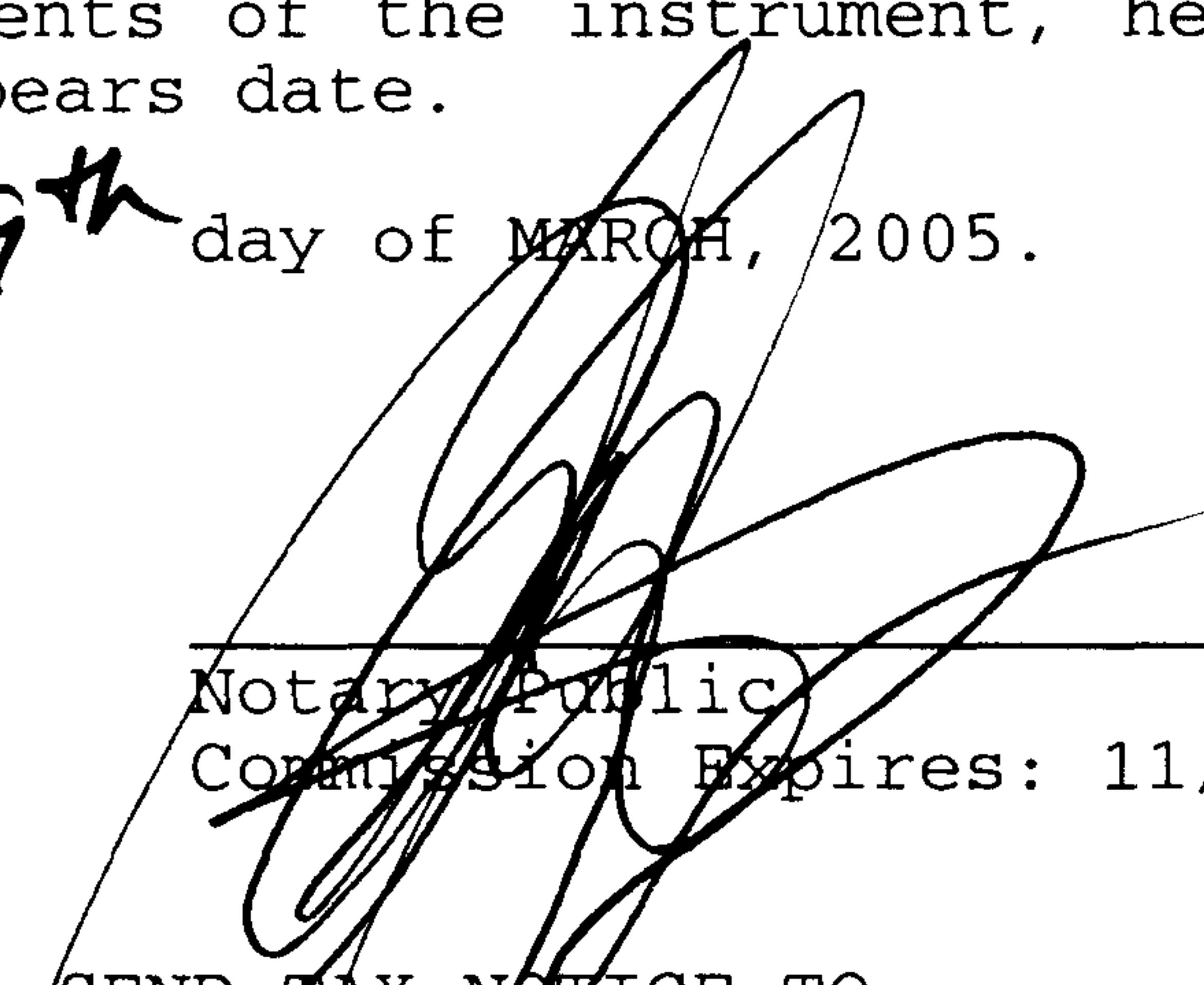
JAY S. FOSTER

Seal

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **JAY S. FOSTER** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this **29th** day of MARCH, 2005.



Notary Public
Commission Expires: 11/09/06

MUST AFFIX SEAL

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
TERRY LARSON
153 SOMMERSBY CIRCLE
PELHAM, ALABAMA. 35124
13-1-02-4-002-027.000