



20050408000164310 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
04/08/2005 08:04:00AM FILED/CERT

BHM 0502110

Send tax notice to:
Patrick G. Hankins
Elaine Hankins
158 Narrows Creek Drive
Birmingham, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Seven Thousand Seven Hundred Fifty and 00/100 Dollars (\$237,750.00) in hand paid to the undersigned Craig L. Bryant, Unmarried, (hereinafter referred to as Grantors”) by Patrick G. Hankins and Elaine Hankins (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 13, according to the Amended Map of Narrows Creek, as recorded in Map Book 27, Page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

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


\$212,722.28 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 is 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.

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IN WITNESS WHEREOF, Grantor(s) Craig L. Bryant hereunto set his signature and seal on
March 21, 2005.


Craig L. Bryant

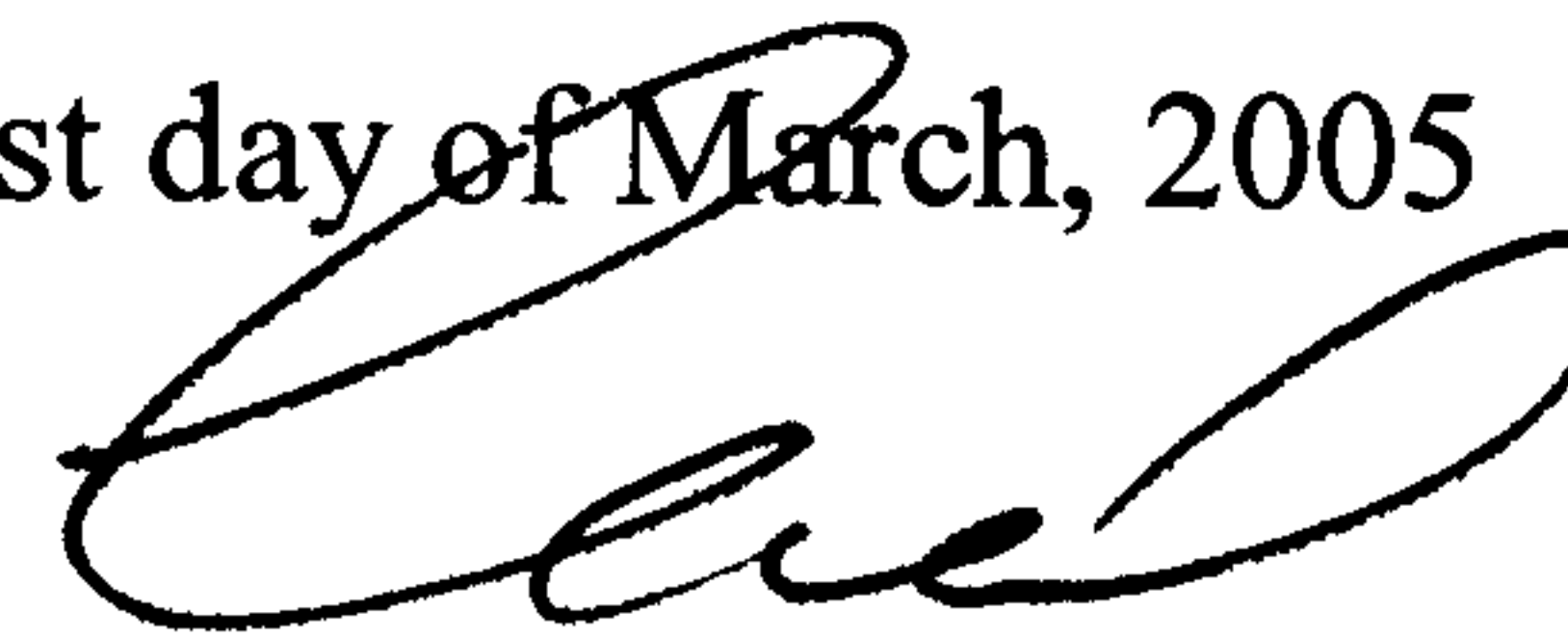
Shelby County, AL 04/08/2005
State of Alabama

Deed Tax: \$25.00

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Craig L. Bryant, Unmarried, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of March, 2005



(NOTARIAL SEAL)



Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 4-13-08