

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND AND NO/100 DOLLARS (\$168,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **ASHLEY ROBIN FARLESS**, a single person (GRANTOR) does grant, bargain, sell and convey unto **JESSE L. WELLS, JR.** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 21, ACCORDING TO THE SURVEY OF MEADOWBROOK TOWNHOMES, PHASE II, 2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 4-A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

MINERALS AND MINING RIGHTS RECORDED IN VOLUME 66, PAGE 34.

EASEMENTS and RESTRICTIONS AS SHOWN BY RECORDED MAP.

RESTRICTIONS RECORDED IN REAL 23, PAGE 621.

RIGHT OF WAY GRANTED ALABAMA POWER COMPANY RECORDED IN REAL 75, PAGE 649.

RESTRICTIONS RECORDED IN INST. 2001-20686.

NOTE: MAP BOOK 22, PAGE 4 SHOWS THE FOLLOWING RESERVATIONS:

SINK HOLES PRONE AREAS-THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREET ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BY SUBJECT TO LIME SINK ACTIVITY"

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

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

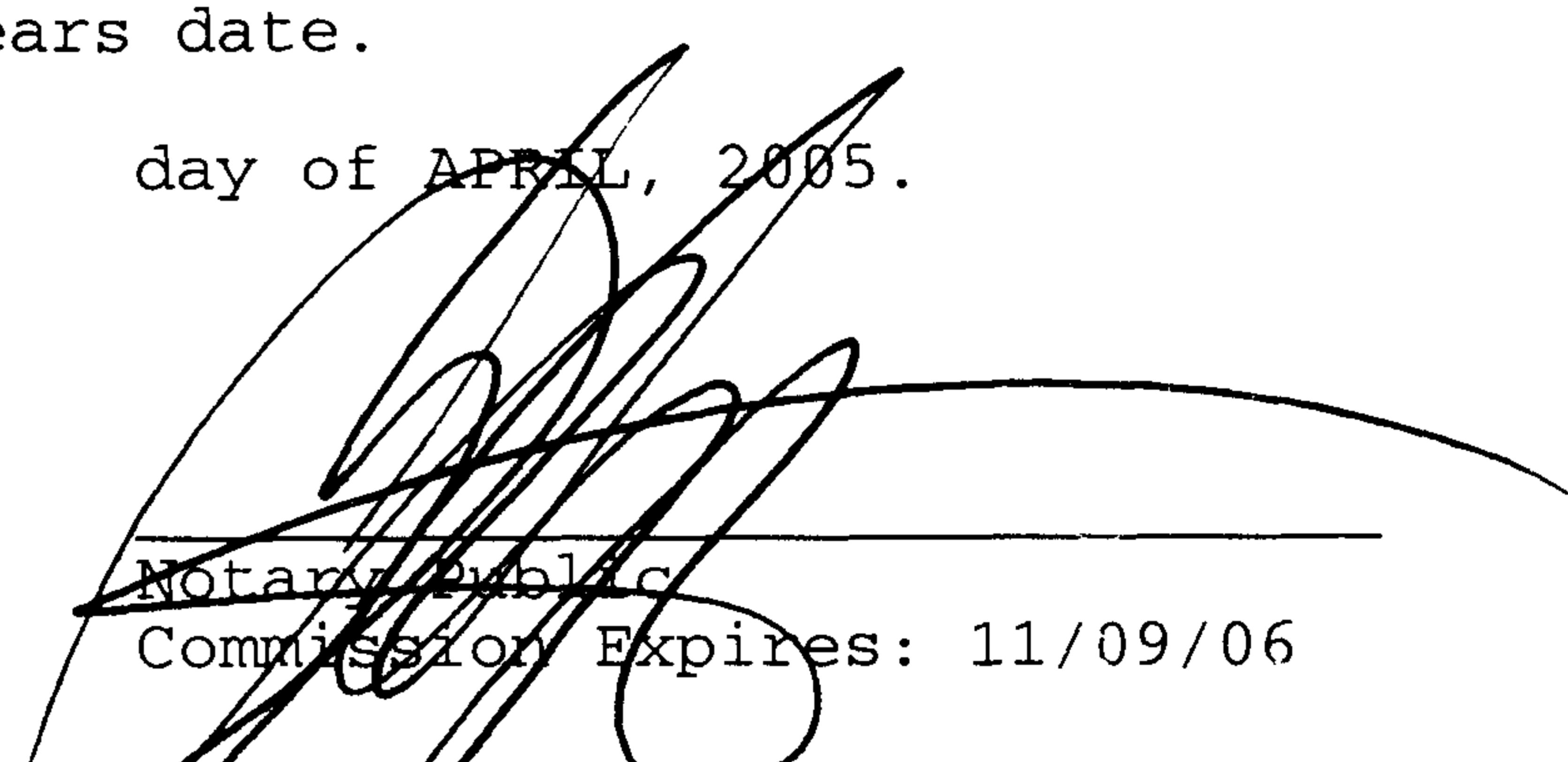
IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 29 day of APRIL, 2005.


ASHLEY ROBIN FARLESS 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 **ASHLEY ROBIN FARLESS** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29 day of APRIL, 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:
JESSE L. WELLS, JR.
221 MEADOW CROFT CIRCLE
BIRMINGHAM, ALABAMA. 35242
09-3-06-0-007-015.000