SEND TAX NOTICE TO:
Myra Spigner
286 Nottingham Drive
Calera, Alabama 35040

20050504000212390 1/1 $72.00
Shelby Cnty Judge of Probate,AL
05/04/2005 08:27:59AM FILED/CERT

This instrument was prepared by
Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road, Suite 200
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF Alabama)
) KNOW ALL MEN BY THESE PRESENTS:
Shelby COUNTY)

That in consideration of **One Hundred Fifty Nine Thousand Nine Hundred and No/100 Dollars ($ 159,900.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Brantley Homes, Inc.** (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **Myra Spigner , an unmarried woman and James O'Brien and wife, Regina O'Brien** (herein referred to as the "Grantees", whether one or more), the following described real estate, situated in **Shelby** County, **Alabama**, , to-wit:

Lot 61, according to the Final Plat of Nottingham, Phase 2, as recorded in Map Bok 31, Page 62, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2005, and subsequent years, as well as easements, restrictions, covenants, rights of way, and limitations of record.

$100,000.00 of the above mentioned purchase price was paid for with a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with right of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this the **29th** day of **April, 2005**.

Brantley Homes, Inc.

BY: _____ (Seal)
Rhonda Brantley, Vice President

STATE OF Alabama)
) General Acknowledgment
Shelby COUNTY)

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that, **Rhonda Brantley** whose name as Vice President of Brantley Homes, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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

_____
Notary Public
My Commission Expires: **3/14/07**

ATTY FILE NO#: 5022-001

Shelby County, AL 05/04/2005
State of Alabama

Deed Tax:$60.00