SEND TAX I

20050504000213060 1/1 \$81.00 Larry W. Ow: Shelby Cnty Judge of Probate, AL 05/04/2005 10:54:07AM FILED/CERT

501 1st Avenue Alabaster, AL

WARRANTY DEED

STATE OF ALABAMA		Shelby County, AL 05/04/2009 State of Alabama
)	Deed Tax:\$70.00
SHELBY COUNTY)	

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy Thousand and 00/100 (\$70,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Wayne Robert Curry, a(n) MARRIED man (hereinafter Grantor), does hereby grant, bargain, sell and convey unto Larry W. Owens, (hereinafter Grantee), all of its right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

The N ½ of Lot 2 in Block 3 and also. Lot 3, in Block 3, of Nickerson & Scott Survey, which is a subdivision of a part of the E ½ of the SE ¼ of Section 35, and a part of the NW ¼ of the SW 1/4 of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in the Probate Records of Shelby County, Alabama.

Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943, and recorded in Deed Book 117, Page 249, in the Probate Records of Shelby County, Alabama, that abuts Lot 3 in Block 3, and the N ½ of Lot 2 in Block 3, of said Nickerson & Scott Survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127, in said Probate Records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The Property conveyed herein is not the homestead of the Grantor or the Grantor's Spouse, if any.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said Grantee, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said Grantee, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, the undersigned, do hereunto set my hand and seal on April 29 th, 2005.

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne Robert Curry, whose name 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 he executed the same voluntarily on the day the same bears date.

Given ander my hand and official seal on April 2914h, 2005.

Notary Public

Commission Expires: 10/06/2005

This instrument was prepared by:

Patrick F. Smith, Attorney

Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.

2121 Highland Avenue South

Birmingham, Alabama 35205

{W0185154.1 10000-00384}