20050512000230160 1/1 $12.00
Shelby Cnty Judge of Probate,AL
05/12/2005 03:01:03PM FILED/CERT

This instrument was prepared by:
David P. Condon
David P. Condon, P.C.
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Jonathan C. Curtis
141 Narrows Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged,

MASI, LLP

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Jonathan C. Curtis

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3C according the Resurvey of Lot 3 of the Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 29, Page 17, in the in the Probate Office of Shelby County, Alabama.

Together with the Beneficial rights as to Real Estate obtained under the Narrows Commercial Declaration of Covenants, Conditions and Restrictions as recorded in Instrument #2000-17137.

Together with the Beneficial rights as to real Estate obtained under the Declaration of Easements as recorded in Instrument #2000-25069.

MI $150,000 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2005 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee, his/her heirs and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 29th day of April, 2005.

MASI, LLP

BY: Margi Ingram (Seal)
Margi Ingram
ITS: Member

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Margi Ingram as Member of MASI, LLP 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 and with full authority as such Member, she executed the same voluntarily on the day the same bears date.

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

Rosemary R. Gilmore
Notary Public:
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 10, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS