

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216

Send tax notice to: Juliette C. Corman 2024 Stone Brook Drive Birmingham, AL 35242

50T Deed BK 2002, Pg. 01621

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty three thousand and 00/100 (\$163,000.00) DOLLARS (of which amount \$146,700.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Anissa M. Broussard nka Anissa B. Holmes and Pierre-John Holmes, a married couple, (herein referred to as grantors) do grant, bargain, sell and convey unto Juliette C. Corman (herein referred to as GRANTÈE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 69-B, according to the Survey of Stone Brook, First Sector, as recorded in Map Book 13, Page 135, in the Probate Office of Shelby County, Alabama.

> Shelby County, AL 06/07/2005 State of Alabama

Deed Tax: \$16.50

Subject to all rights of way, easements, covenants and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) heirs and assigns, that I am (we are) lawfully selzed in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 31, 2005. WITNESS: (SEAL) Anissa MARmussard nka Anissa B. Holmes (SEAL) (SEAL)

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anissa M. Brousaard nka Anissa B. Holmes and Pierre-John Holmes, a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal on May 31, 2005.

My commission expires: 4/20/06