This Instrument Was Prepared By: John or Jim Holliman 2491 Pelham Pkwy Pelham, Al 35124



Sales Price: \$155,000.00

STATE OF ARKANSAS COUNTY OF WAShington

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Benjamin R. Trueblood and Kristen D. Trueblood, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Andrea A. Sims, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 1156 according to the Survey of Second Addition Old Cahaba Phase III as recorded in Map Book 29, Page 33, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

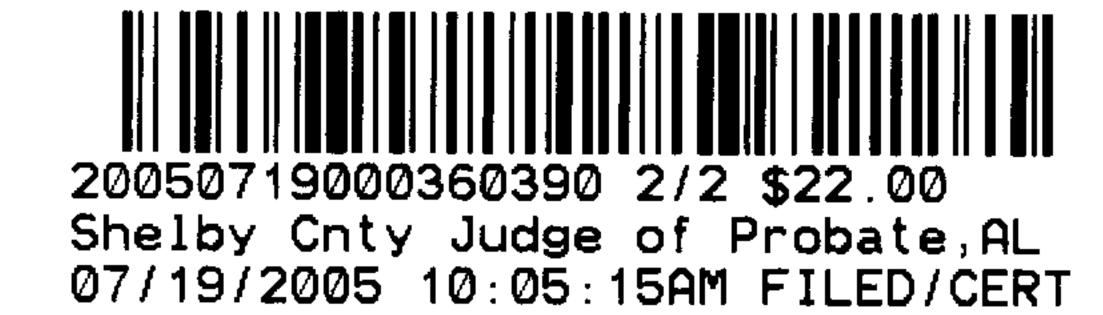
\$ 147200 was paid from first mortgage recorded herewith.

Grantee's address: 461 BENT MOOR WAY

1461 LENA, Alabama 35050

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof;



that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

Kristen D. Trueblood

STATE OF Ackansas
COUNTY OF Washington

I, the undersigned, a notary public in and for said county in said state, hereby certify that Benjamin R. Trueblood and Kristen D. Trueblood, husband and wife, whose names 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 this the 14 day of July, 2005.

Notary Public

My Commission Expires: 10-22-24

