

SEND TAX NOTICE TO:

Leanne Fowler
179 Rosewood Drive
Sterrett, Alabama

[Space Above This Line for Recording Data]

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$117,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Carolina First Bank**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Leanne Fowler** (herein referred to as grantees), the following described real estate, situated in **Jefferson** County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to all rights of redemption in favor of all person entitled to redeem the property from that certain mortgage foreclosure sale evidence by mortgage foreclosure deed dated the 6th day of April, 2005, and recorded in Instrument No. 20050419000182930, in the Probate Office of Shelby County, Alabama and Corrected Mortgage Foreclosure Deed dated 4/1/05 and recorded in Instrument 20050812000414480

Subject to ad valorem taxes for the year 2004, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record

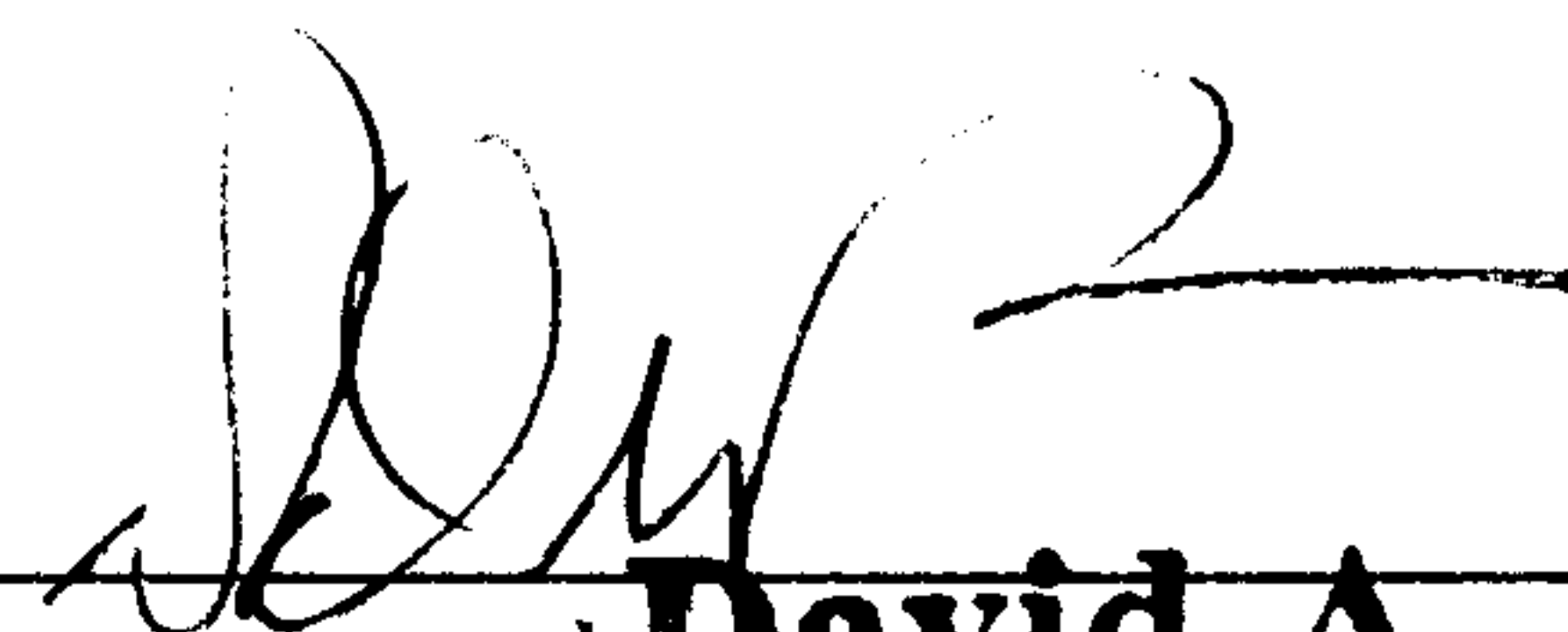
To Have and To Hold to unto Grantee and his heirs and assigns forever.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of July, 2005.

Shelby County, AL 08/24/2005
State of Alabama
Deed Tax: \$117.50

Carolina First Bank

By:



David A. Frances
Sr. Vice President

STATE OF South Carolina

Greenville County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that David A. Frances whose name as Sa. Vice President of Carolina First Bank., 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 this conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

WITNESS my hand and official seal in the county and state aforesaid this the 29th day of July, 2005.

My Commission Expires: 4/15/2015

Shaunta M. Kergie
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Kraeke & Thompson, LLP.
308 29th Street South, Suite 300
Birmingham, Alabama 35205


20050824000437450 2/3 \$134.50
Shelby Cnty Judge of Probate, AL
08/24/2005 03:47:46PM FILED/CERT



20050824000437450 3/3 \$134.50
Shelby Cnty Judge of Probate, AL
08/24/2005 03:47:46PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Southwest corner of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence run North along the West boundary line of said section for a distance of 661.45 feet to the point of beginning; thence continue along last said course for a distance of 297.0 feet; thence turn an angle of 90 degrees 00 minutes to the right for a distance of 320.0 feet; thence turn an angle of 90 degrees 00 minutes to the right for a distance of 297.0 feet; thence turn an angle of 90 degrees 00 minutes to the right for a distance of 320.0 feet to the point of beginning.