

This Instrument Was Prepared By:  
**G. Wray Morse, Attorney at Law**  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Robert S. Sullivan  
1400 Whirlaway Court  
Helena, Alabama 35080

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Ninety One Thousand Five Hundred and 00/100 Dollars (\$91,500.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Jason Oxendine and Jessica Oxendine, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Robert S. Sullivan** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

**Commence at the intersection of the South line of the South half of the Northwest quarter of Section 21, Township 21 South, Range 3 West and the West right of way of Shelby County Highway No. 17; thence run North along the West right of way for 258.0 feet to the point of beginning; thence continue along the last described course for 117.74 feet; thence turn an angle to the left of 87 degrees 02 minutes 39 seconds and run Southwest for 189.09 feet; thence turn an angle to the left of 94 degrees 21 minutes 52 seconds and run South for 92.00 feet; thence turn an angle to the left of 77 degrees 48 minutes 47 seconds and run East for 189.93 feet to the point of beginning.**

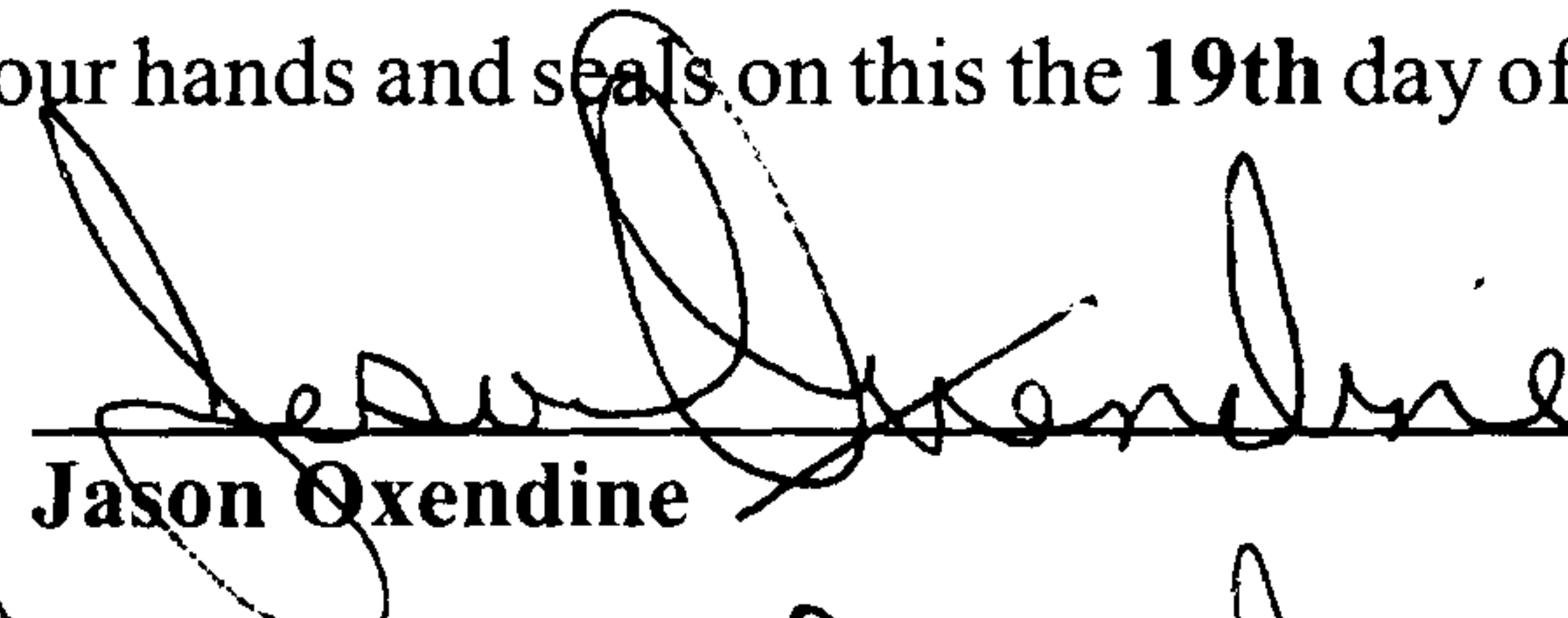
**Note: \$82,350.00 of the above purchase price is in the form of a mortgage in favor of Mortgage Lenders Network USA, Inc. dba Lenders Network, executed and recorded simultaneously herewith.**

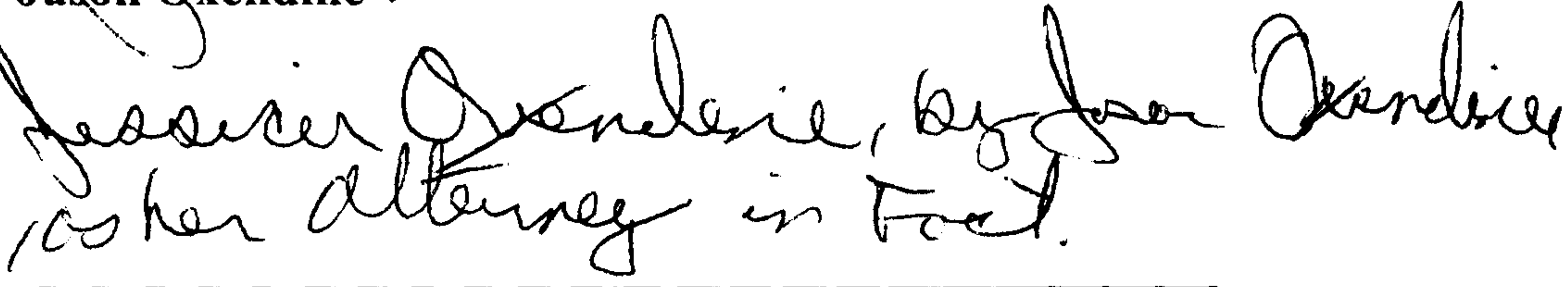
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, 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, his 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **19th** day of **September, 2005**.

  
\_\_\_\_\_  
Jason Oxendine

  
\_\_\_\_\_  
Jessica Oxendine, by Jason Oxendine,  
as her attorney in fact.  
\_\_\_\_\_  
Jessica Oxendine, by Jason Oxendine, as her Attorney  
in Fact

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Jason Oxendine**, 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 under my hand and official seal this the **19th** day of **September, 2005**.

  
\_\_\_\_\_  
G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**

Shelby County, AL 09/26/2005  
State of Alabama  
Deed Tax: \$9.50

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, G. Wray Morse, a Notary Public in and for said county in said state, hereby certify that **Jason Oxendine** whose name as Attorney in Fact for **Jessica Oxendine** is signed to the foregoing conveyance who is known to me, acknowledged before me this date that, being informed of the conveyance he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal of office this **19th** day of **September, 2005**.

  
\_\_\_\_\_  
G. Wray Morse - Notary Public

My Commission expires: **9/10/2008**