20051122000607150 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 11/22/2005 08:13:51AM FILED/CERT

Send tax notice to: Renita E. Maynard and Demetrius D. Maynard, Sr. 571 Hwy. 35 Pelham, AL 35124 This instrument prepared by: Kelly R. Knight, Attorney at Law Two Perimeter Park South Suite 315 East Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

## WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY-FOUR THOUSAND & NO/100 DOLLARS (\$174,000.00) in hand paid to the undersigned MARTHA H. LEWIS and spouse, FERRELL W. LEWIS, JR., (hereinafter referred to as "Grantors") by RENITA E. MAYNARD and DEMETRIUS D. MAYNARD, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in JEFFERSON County, Alabama, to wit:

Commence at the SE comer of Section 13, Township 20 South, Range 3 West; thence run North along the East line of said Section a distance of 364.61 feet to the Northwest R.O.W. line of County Road No. 35; thence turn an angle of 145 degrees, 00 minutes to the left and run along said R.O.W. line a distance of 710.83 feet to the Point of Beginning; thence continue in same direction along said R.O.W. line a distance of 108.90 feet; thence turn an angle of 89 degrees 50 minutes to the right and run a distance of 200.45 feet; thence turn an angle of 90 degrees 15 minutes to the right and run a distance of 108.90 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 200.29 feet to the Point of Beginning, situated in the N ½ of the NE ¼ of the NE ¼ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

Less and except any part of subject property that may be within a highway right-of-way.

## THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE FOLLOWING:

- 1. Taxes for the year 2006, and subsequent years.
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
- Less and except any part of subject property lying within any road right-of-way.

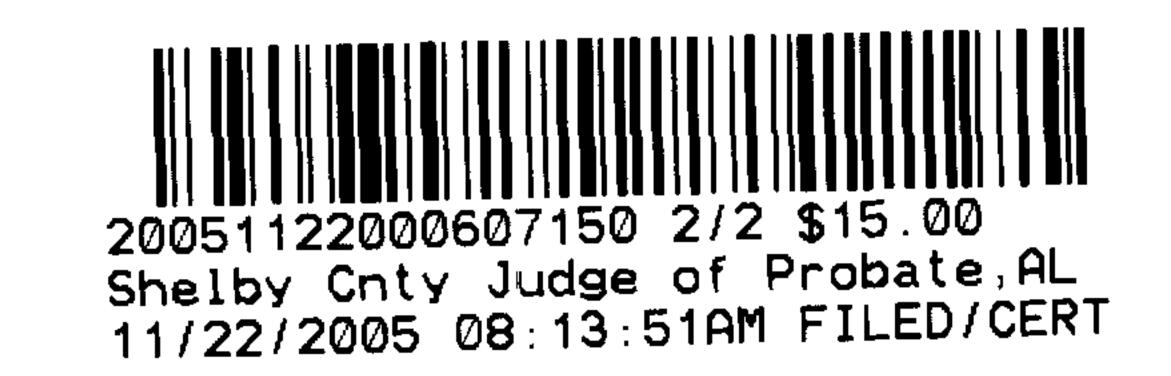
\$174,000.00 OF THE CONSIDERATION WAS PAID FROM FIRST AND SECOND MORTGAGE LOANS CLOSED SIMULTANEOUSLY HEREWITH

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever against the lawful claims of all persons.

Page 1 of 2

MHL Ful



IN WITNESS WHEREOF, Grantors, MARTHA H. LEWIS and spouse, FERRELL W. LEWIS, JR., hereunto set his signature and seal on this the 18th day of

FERRELL W. LEWIS, JR.

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTHA H. LEWIS and spouse, FERRELL W. LEWIS, JR., 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of November

Notary Public

Print Name: KellyR. Knight

Commission Expires: 6-25-08