PLEASE RETURN TO: DAVID P. CONDON, PC 300 UNION HILL DR. STE 200

BIRMINGHAM, AL 35209

This instrument was prepared by: David P. Condon, P. C. 300 Union Hill Drive Ste 200 Birmingham, AL 35209

Send tax notice to: Edna S. Anderson 2809 Bridlewood Terrace Helena, Alabama 35080

WARRANTY DEED

20051212000641390 1/1 \$12.00

Shelby Cnty Judge of Probate, AL 12/12/2005 01:50:25PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00) to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Scott A. Arnold and his wife Diane Kay Arnold

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Edna S. Anderson

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

\$155,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:

- 2005 ad valorem taxes not yet due and payable;
- all mineral and mining rights not owned by the Grantors; and
- all easements, rights-of-way, restrictions, covenants and encumbrances of (3) record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

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

(Seal)

IN WITNESS WHEREOF, we have set our hands and seals, this 9th day of November, 2005.

Scott A. Arnold

Dince (Amold) Diane Kay Arnold

(Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Scott A. Arnold and Diane Kay Arnold 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 9th day of November, 2005.

Notary Public. David P. My Commission Expires: 2-12-06