

20060515000228480 1/2 \$151.00 Shelby Cnty Judge of Probate, AL 05/15/2006 02:39:58PM FILED/CERT Shelby County, AL 05/15/2006 State of Alabama

Deed Tax:\$137.00

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of SIX HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$685,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

CYRUS FULTON AND LINDA S. FULTON, HUSBAND AND WIFE

grant, bargain, sell and convey unto,

JIMMIE ROGER RYAN

The following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor or his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$548,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12^{7H} day of MAY 2006

OYRIS FILTON

INDAS FIII TON

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

CYRUS FULTON AND WIFE, LINDA S. FULTON

whose names are signed to the foregoing conveyance, and who are known to me, asknowledged before the 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 12TH day of MAY, 2006.

Notary Public

My Commission Expires: 10/16/08

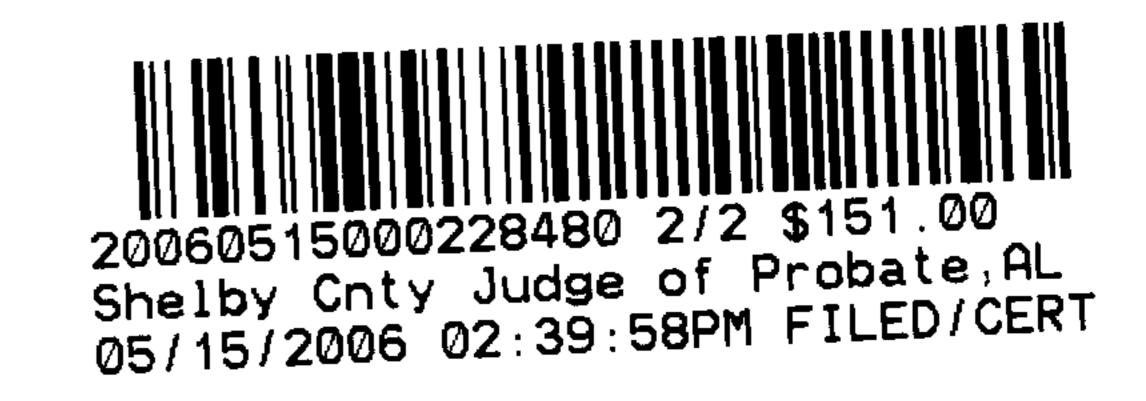


EXHIBIT "A" LEGAL DESCRIPTION

Lots 1 and 2, according to the survey of Highpoint Estates, as recorded in Map Book 16, Page 14, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.