

Shelby County, AL 06/01/2006 State of Alabama

Deed Tax: \$6.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

RHONDA P STANLEY 154 HIDDEN CREEK COVE PELHAM, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED

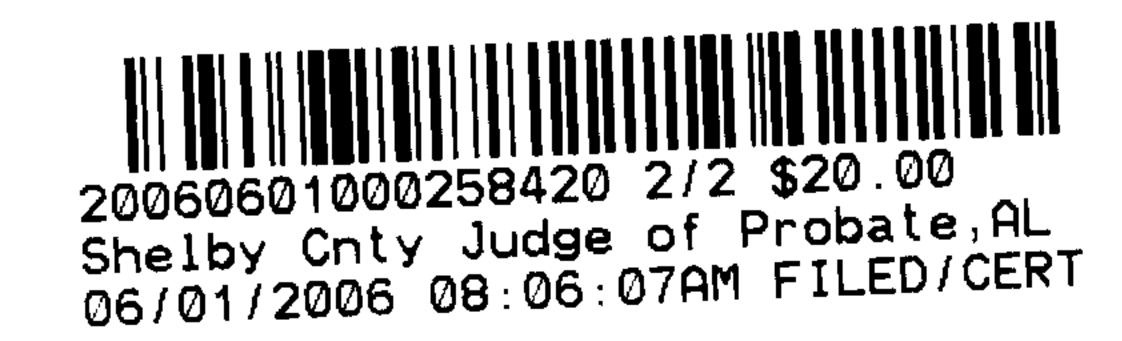
Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$118,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, MARK M TRAYWICK and LUCY M TRAYWICK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RHONDA P STANLEY, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 44, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28, page 37, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. BUILDING LINE(S) AS SHOWN ON RECORDED MAP.
- 3. EASEMENT(S) AS SHOWN BY RECORDED MAP.
- 4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
- 5. TERMS, PROVISIONS, OPTIONS, RIGHT OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN INSTRUMENT #1998-03074, AMENDED IN INSTRUMENT #1998-03075; INSTRUMENT #1998-03077 AND INSTRUMENT 1999/1568, AMENDED IN INSTRUMENT #1998-23229, AND AMENDED AND SUPPLEMENTED IN INSTRUMENT #2000-8567 AND AMENDED IN INSTRUMENT #2000-41083, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
- EASEMENT TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 306, PAGE 416; DEED BOOK 252, PAGE 603 AND DEED BOOK 229, PAGE 335 AND DEED BOOK 112, PAGE 328, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA..
- 7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 375 AND DEED BOOK 216, PAGE 631 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$112,575.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.



TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARK M TRAYWICK and LUCY M TRAYWICK, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of May, 2006.

MARK M TRAYWICK

LUCY M TRAYWICK

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK M TRAYWICK and LUCY M TRAYWICK, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 26th day of May, 2006.

Notary Public

My commission expires: $\frac{9.29.29}{29.25}$

NOTARY STATE AT MINISTER AT MI