

Send tax notice to:

Cooper M. Schley, Jr.

326 Chase Plantation Circle
Hoover, AL 35244

This instrument prepared by:

Stewart-Davis, P.C.

3800 Colonnade Parkway

Suite 650

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eleven Thousand and No/100 Dollars (\$111,000.00) in hand paid to the undersigned, Lee Ann Swann, an unmarried woman, (hereinafter referred to as the "Grantor") by Cooper M. Schley, Jr. (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey of Chase Plantation 3rd Sector, as recorded in Map Book 9, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1995.
2. Building lines, rights-of-ways, and easements, if any, as depicted in Map Book 9, Page 47.
3. 31' easement along the front and 20' along the rear lot lines, as shown on recorded map.
4. Restrictions as recorded in Volume 11, Page 336; Volume 14, Page 536; Volume 17, Page 550 and Volume 34, Page 549.
5. Restrictions regarding Alabama Power Company as recorded in Volume 16, Page 231.

Inst # 1995-13077

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05/18/1995-13077

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SHELBY COUNTY JUDGE OF PROBATE

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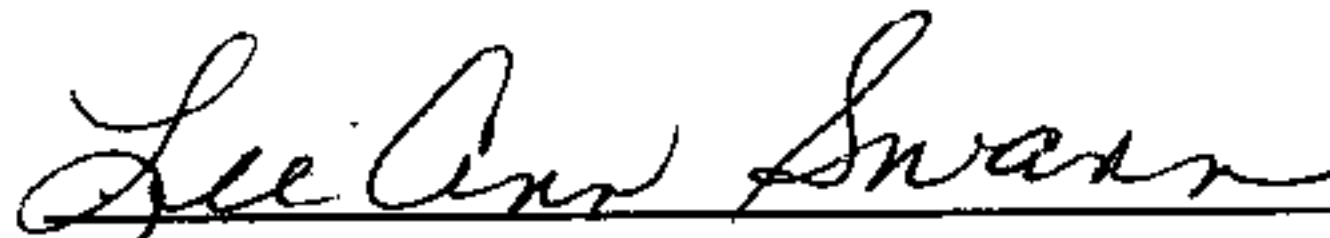
6. Agreement with Alabama Power Company, as recorded in Volume 16, Page 228.
7. Right of Way to Alabama Power Company & South Central Bell as recorded in Volume 18, Page 113.
8. Mineral and mining rights as recorded in Volume 127, Page 140.

(\$77,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs, executors, administrators and assigns, covenant with the said Grantee, his heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 8th day of May, 1995.



Lee Ann Swann

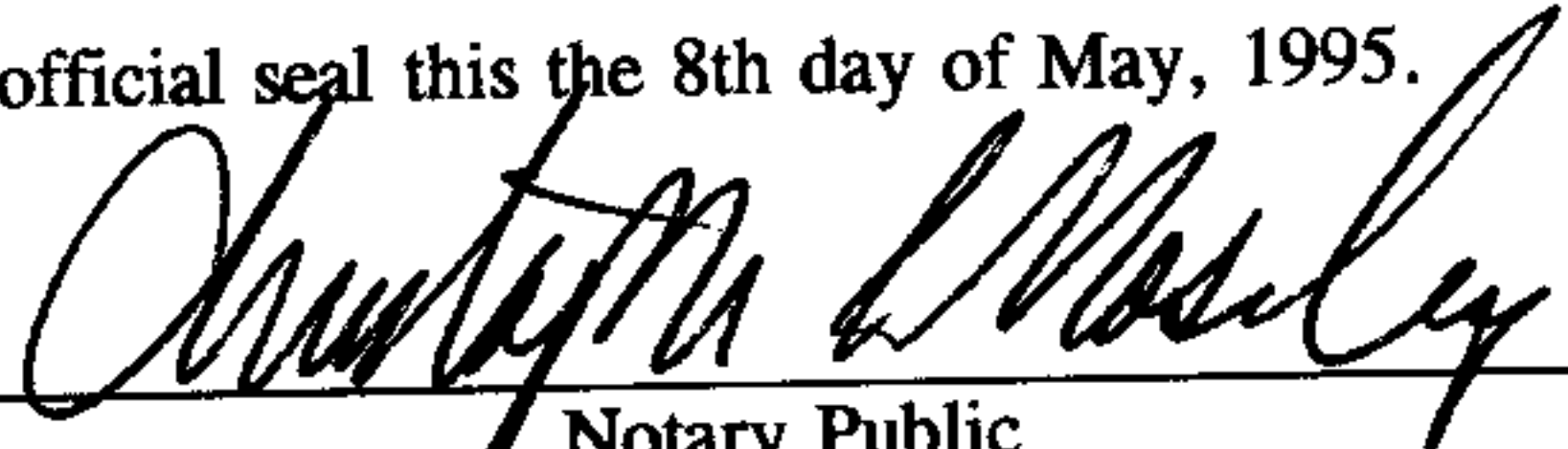
STATE OF ALABAMA

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lee Ann Swann, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 1995.


Notary Public

[NOTARIAL SEAL]

My Commission expires: MY COMMISSION EXPIRES OCTOBER 27, 1997

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