

STANDARD WARRANTY DEED

STATE OF Alabama
COUNTY OF Shelby

THIS WARRANTY DEED is made this 29 day of May, 2001, by and between Phillip Willett and Sugar Drive Trust Snsan Pilkington, as Trustee, (hereinafter referred to as "Grantee")

WITNESSETH: The Grantor, for and in consideration of the sum Ten Dollars (\$ 10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Shelby County, State of Alabama, to wit:

(Insert Legal Description)

Lot 13, according to the Amended map of Sugar Oaks as recorded in Map Book 16, Page 126, in the Probate Office of Shelby County, Alabama.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, except any unpaid taxes accruing, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness (Seal) Grantor: Phillip Willett (Seal) Grantor: Phillip Willett (Seal)

Sworn to and subscribed before me of even date.

Notary Public MY COMMISSION EXPIRES JULY 28, 2003 (SEAL)

Inst # 2001-22960

06/06/2001-22960 09:31 AM CERTIFIED