

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$ 87,500.00 paid by Ana Maria Kirk, An Unmarried
Woman to Candi L. Ellett, An Unmarried
Woman

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant,
bargain, sell and convey unto the said Ana Maria Kirk, An Unmarried Woman
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate
lying and being situated in Shelby County, Alabama, to-wit:

See Attached Legal Description - Schedule A

Address of Property: 1957 Chandalar Court
Pelham, AL 35124

Described property to become the homestead of Grantee.

Subject to taxes for the year 2002 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$70,000.00 of the purchase price is being paid by the proceeds of a first mortgage
loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the
undersigned, express or implied, except that there are no liens or encumbrances outstanding against the
premises conveyed which were created or suffered by the undersigned and not specifically excepted
herein.

This instrument is executed by the undersigned solely in the representative capacity named
herein, and neither this instrument nor anything herein contained shall be construed as creating any
indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the
undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the
representative capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the
11 day of July, 20 02.

Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

Grantor

Candi L. Ellett by
Lori Weidenbach her
attorney in fact

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Candi L. Ellett (by her Attorney in Fact, Lori Weidenbach), Unmarried
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 executed the same
voluntarily.

Given under my hand and official seal this 11 day of July, 20 02.

Notary Public

Commission Expires: 02/25/04

THIS INSTRUMENT PREPARED BY:
Kevin Hays and Associates, P.C.
100 Concourse Parkway, Suite 101
Birmingham, Alabama 35244

SEND TAX NOTICES TO:

Ana Maria Kirk
1957 Chandalar Court
Pelham, AL 35124

SCHEDULE A – LEGAL DESCRIPTION

Unit "A", Building 8, Phase 2 of Chandalar South Townhouses, as recorded in Map Book 7 page 166 in Probate Office located in the SW ¼ of the SE ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said ¼ - ¼ section, thence in a Northerly direction along the east line of said ¼ - ¼ section, a distance of 670.76 feet; thence 90 deg. left in a Westerly direction a distance of 170.00 feet to a point on the Westerly right of way line of Chandalar Court; thence 90 deg. right in a Northerly direction along said right of way line a distance of 13.0 feet; thence 90 deg. left in a Westerly direction a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", of said Building 8, being the point of beginning; thence continue along last described course along the outer face of a wood fence, the Southerly outer wall of Unit "A" and the outer face of another wood fence, a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the back of said Units "A", "B", "C" and "D"; thence 90 deg. right in a Northerly direction along the West outer face of said wood fence, extending across the back of Unit "A", a distance of 20.0 feet to the Southeast corner of a storage building; thence 90 deg. left, in a Westerly direction along Southerly outer face of said storage building, a distance of 4.1 feet to the Southwest corner of said storage building; thence 90 deg. right in a Northerly direction along the Westerly outer face of said storage building a distance of 6.0 feet to the center line of a wall common to the storage buildings of said Units "A" and "B"; thence 90 deg. right in an Easterly direction along said centerline of said storage building, the centerline of wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to a point on the outer face of said wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 deg. right in a Southerly direction along the East outer face of said wood fence across the front of Unit "A", a distance of 26.0 feet to the point of beginning.