

Send tax notice to:
David C. Swymer
1201 Bennett Circle
Alabaster, AL 35007

STATE OF Alabama
Shelby COUNTY

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

BH/M04/4221

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) in hand paid to the undersigned, William A. Dalzell IV and Karen B. Dalzell, husband and wife (hereinafter referred to as "Grantor") by David C. Swymer (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 1, according to the Survey of Fernwood Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2004 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND
CONDITIONS OF RECORD.

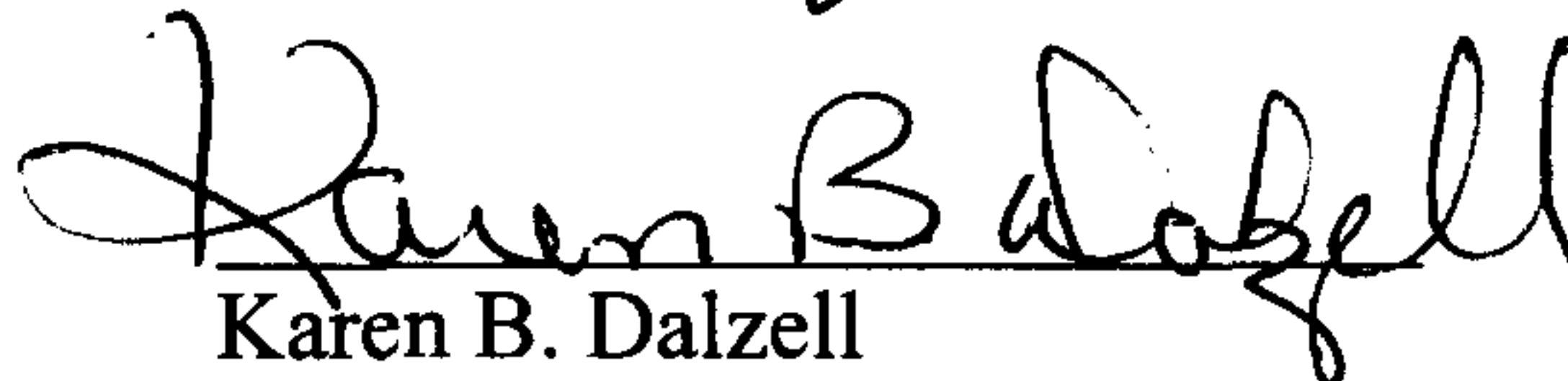
\$103,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators
and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this the _
day of 14 Sept 04.


William A. Dalzell IV

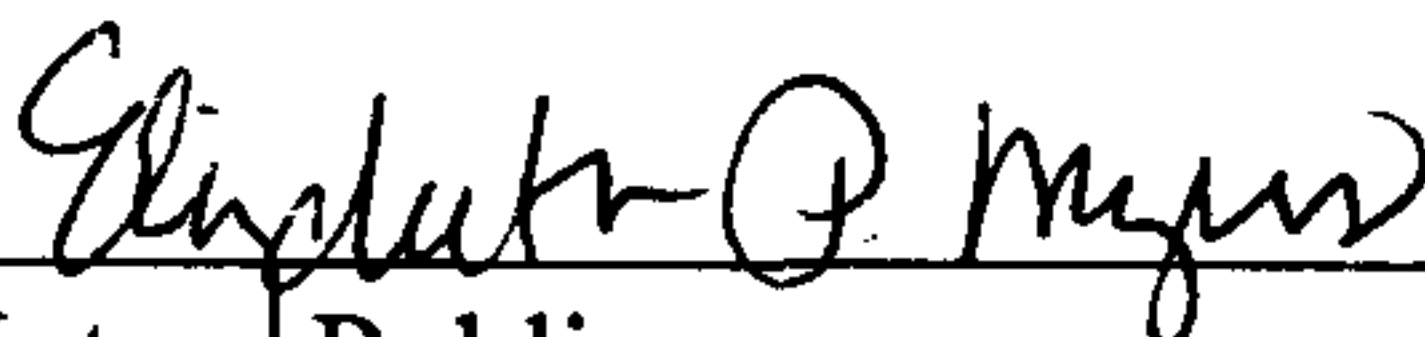

Karen B. Dalzell

STATE OF N.C.
COUNTY OF Pitt

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William A. Dalzell IV and Karen B. Dalzell, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of September.

(Notary Seal)


Notary Public
Print Name: Elizabeth P. Myers
Commission Expires: 4-16-05