

SEND TAX NOTICE TO:

Mr. Les Metts
615 Cahaba Manor Trail
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

1st # 2001-07423
03/05/2001-07423
09:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 DLH 29.00

STATE OF ALABAMA:

JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **SEVENTY-FIVE THOUSAND AND NO/100...(\$75,000.00)** Dollars, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **CHAU N. SNODGRASS, An Unmarried Woman, and NHUONG T. NGUYEN, An Unmarried Man** (herein referred to as grantors), do grant, bargain, sell and convey unto **LES METTS** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 20, less and except the East 4.1 feet thereof, according to the Survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALSO, a triangular portion of Lot 21, according to the survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158, being more particularly described as follows: Commence at the Northwest corner of said Lot 20 for the Point of Beginning; thence Southerly along the West line of said Lot 20 a distance of 98.39 feet to the SW Corner of Lot 20; thence Westerly along the South line of Lot 21 for a distance of 12.00 feet; thence 96 degrees 57 minutes 13 seconds right a distance of 99.12 feet to the NE Lot 21, also being the NW corner of Lot 20 and the point of beginning. Being situated in Shelby County, Alabama.

Subject to:

1. Taxes for 2001 and subsequent years, not yet due and payable.
2. Easements, Restrictions, Covenants, and Rights-of-Way of record.
3. Rights of owners of property adjoining property in and to the use of common rights in building situated on said lots, such rights including, but are not limited to roof, foundation, party walls, walkway and entrances.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities, relating thereto including release of damages as recorded in Deed Volume 321, Page 470.

\$60,000.00 of the purchase price received above was paid from a **first purchase money mortgage loan closed simultaneously herewith**

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of February, 2001.

Chau N. Snodgrass (Seal)
CHAU N. SNODGRASS

Nhuong T. Nguyen (Seal)
NHUONG T. NGUYEN

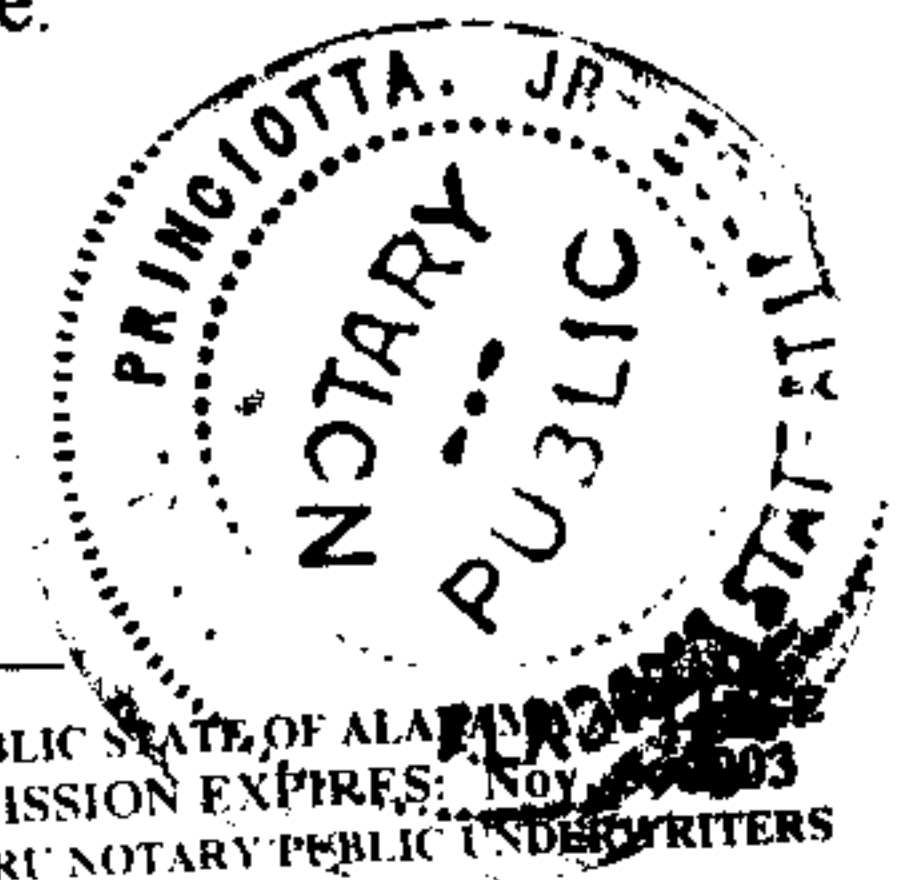
STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHAU N. SNODGRASS, An Unmarried Woman, and NHUONG T. NGUYEN, An Unmarried Man**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2001.

[Signature]
Notary Public



My Commission Expires: _____

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