

Send tax notice to:
Champion Properties, L.L.C.

This instrument prepared by:
Stewart National Title, Inc.
3595 Grandview Parkway
Suite 350
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Two Thousand and no/100 Dollars (\$102,000.00), in hand paid to the undersigned, Pamela S. Fulmer and husband, Stephen B. Fulmer, (hereinafter referred to as the "Grantors") by Champion Properties, L.L.C., (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Fernwood, Second Sector, as recorded in Map Book 5, Page 63, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. Covenants, conditions and restrictions as set forth in document recorded in Deed Book 265, page 9, in the Probate Office of Shelby County, Alabama.
3. Right of way to Alabama Power Company as set forth in Deed Book 178, page 280 in Deed Book 129, page 37 and in Deed Book 188, page 544 in the Probate Office of Shelby County, Alabama.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and

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mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 48, page 461 in the Probate Office of Shelby County, Alabama.

5. 35 foot minimum building setback line from Navajo Circle as shown by recorded map.

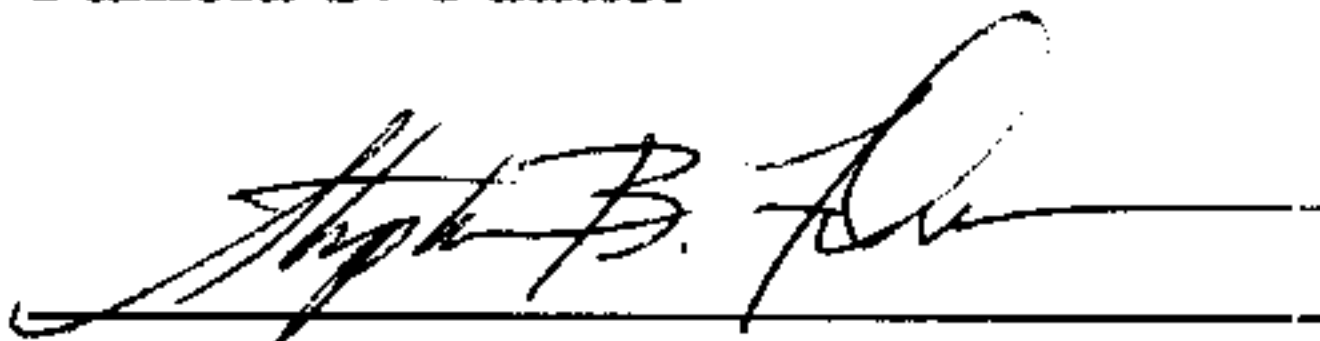
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 1st day of May, 2001.



Pamela S. Fulmer



Stephen B. Fulmer

STATE OF ALABAMA

)

:

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela S. Fulmer and husband, Stephen B. Fulmer, 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 instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of May, 2001.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 4-6-04

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