

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHADWICK K. CAMPBELL
7410 WYNDHAM PARKWAY
HELENA, AL 35080

Inst # 2001-19014

05/11/2001-19014
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 42.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND EIGHT HUNDRED DOLLARS and 00/100 (\$110,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DAVID PAYNE, AN UNMARRIED PERSON and CAROL RANKIN, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHADWICK K. CAMPBELL, A SINGLE MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 22, ACCORDING TO THE AMENDED MAP OF WYNDHAM, WELLINGTON SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 27 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
2. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM WYNDHAM PARKWAY AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE WESTERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTR. NO. 1997-24872 IN PROBATE OFFICE.
5. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL 183, PAGE 23 IN PROBATE OFFICE.
6. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 305, PAGES 394, 398, 400, 402 AND DEED BOOK 105, PAGE 44 IN PROBATE OFFICE.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 216, PAGE 162 IN PROBATE OFFICE.

8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22, PAGE 145 AND MAP BOOK 23, PAGE 27.

CAROL RANKIN AND CAROL PAYNE ARE ONE AND THE SAME PERSON.

\$83,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, DAVID PAYNE, AN UNMARRIED PERSON and CAROL RANKIN, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2001.


DAVID PAYNE

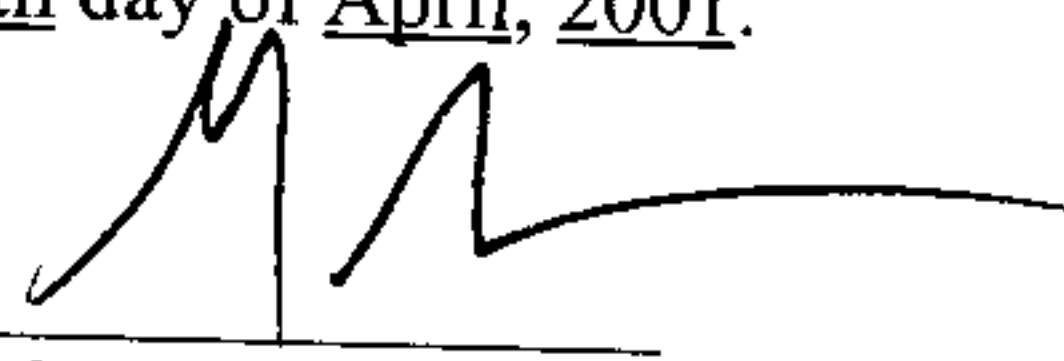

CAROL RANKIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID PAYNE, CAROL RANKIN 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of April, 2001.


Notary Public

My commission expires: 9.29.02 ~~1999-2001-19014~~

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