

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Peter D. Forbes  
229 Wagon Trail  
Alabaster, AL 35007

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$159,900.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DIANE L. CHAFFEE AND HUSBAND CHRISTOPHER D. CHAFFEE**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **PETER D. FORBES AND SUSAN E. SIBBY-FORBES** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Initial



Lot 15, according to the Survey of Apache Ridge, Sector 6, as recorded in Map Book 17, Page 145, in the Office of the Judge of Probate of Shelby County, Alabama.


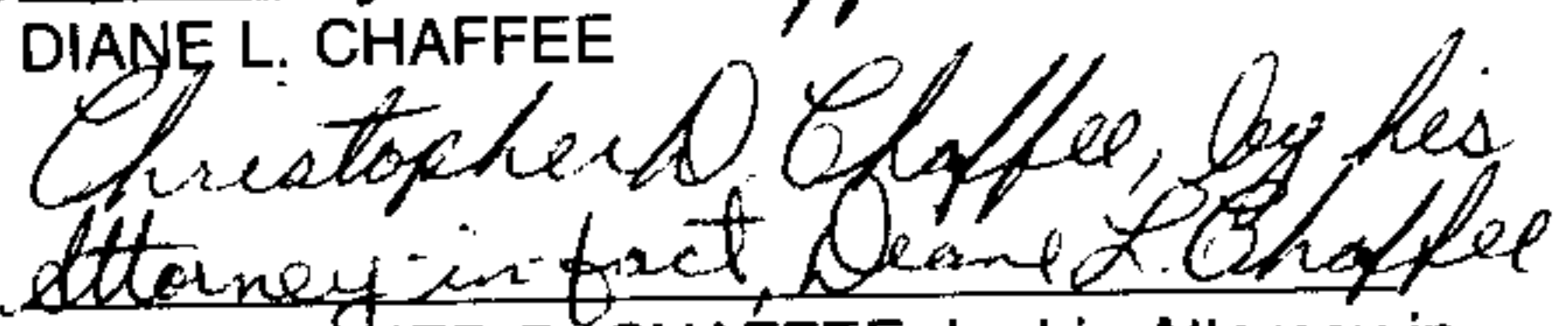
Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$139,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 25th day of May, 2001.

  
DIANE L. CHAFFEE  
  
CHRISTOPHER D. CHAFFEE, by his Attorney-in-fact, Diane L. Chaffee

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Diane L. Chaffee, Individually and as Attorney in Fact for Christopher D. Chaffee, who are husband and wife, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, and acting within the scope and power of said power of attorney, in his capacity as Attorney in Fact for Christopher D. Chaffee on the day the same bears date.

Given under my hand and seal this the 25th day of May, 2001.

  
Notary Public

My Commission Expires: 11/20/2004

Inst # 2001-22137

06/01/2001-22137  
08:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 31.00