

This instrument was prepared by
Gilbert M. Sullivan, Jr.
GILBERT M. SULLIVAN, JR. PC
2100-C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 978-0876

SEND TAX NOTICE TO:
Russell A. Churchwell
377 Ozley Road
Alabaster, AL 35007

Inst # 2001-37079
08/28/2001-37079
SHELBY COUNTY JUNE 15, 2001
002 MSB 15.50

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$84,000.00 (Eighty-Four Thousand Dollars and No/100 dollars)** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **ROBERT E. LETSON, JR., and LINDA JOYCE LETSON, husband and wife** (herein referred to as "Grantors"), grant, bargain, sell and convey unto **RUSSELL A. CHURCHWELL**, (herein referred to as "Grantee") all of our rights, title and interest to the other, the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached hereto as Exhibit "A"

Subject to:

1. Taxes for 2001 and subsequent years, not yet due and payable
2. Easements, restrictions and rights-of-way of record

Parcel ID No.22-3-07-0-000-006.006

\$82,702.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee in fee simple.

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

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 8-24-01 day of August, 2001.

(SEAL)


Robert E. Letson, Jr., a married man

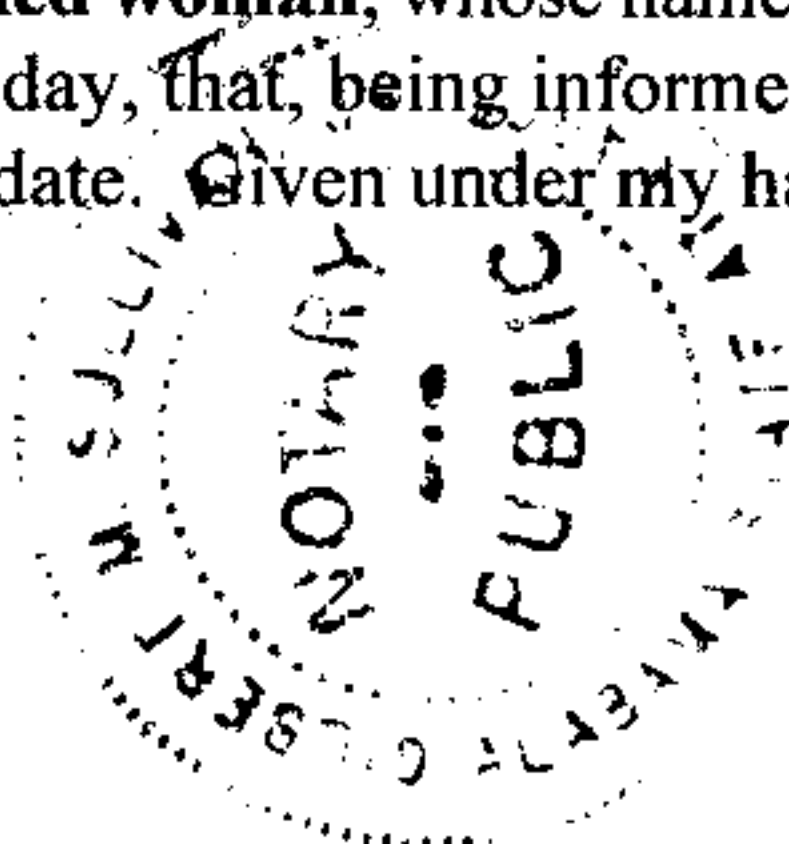
(SEAL)


Linda Joyce Letson, a married woman

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert E. Letson, Jr., a married man and Linda Joyce Letson, a married woman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 24th day of August, 2001.




Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 31, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

A parcel of land located in the SE ¼ of the SE ¼ of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of the SE ¼ of the SE ¼ of said Section 7; thence run South along the West line of said ¼ - ¼ section a distance of 300.04 feet; thence turn left 86°58'50" a distance of 205.90 feet to the point of beginning; thence continue last course a distance of 192.20 feet; thence turn right 87°08'05" a distance of 611.49 feet to the centerline of Shelby County Highway #340; thence turn right 98°30'03" along said highway a distance of 174.26 feet; thence turn right 00°04'08" along said highway a distance of 26.06 feet; thence turn right 81°53'17" a distance of 591.02 feet to the point of beginning; being situated in Shelby County, Alabama.

Case # 2001-37079

08/28/2001-37079
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 15.50