

7043

(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:

JESSE CHARLES
7489 HIGHWAY 155
MONTEVALLO, AL 35115

Inst # 2002-14724
03/29/2002-14724
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY FIVE THOUSAND FIVE HUNDRED and 00/100 (\$65,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BILLY SCURLOCK, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JESSE CHARLES, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL OF LAND SITUATED IN SW 1/4 OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF THE SW 1/4 OF SAID SECTION 7 AND PROCEED IN A SOUTHEASTERLY DIRECTION ALONG A LINE MAKING AN ANGLE OF 17 DEGREES 57' TO THE LEFT FROM THE WEST SIDE OF SE 1/4 OF SW 1/4 OF SAID SECTION 7, A DISTANCE OF 496.4 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY OF PAVED HIGHWAY FOR THE POINT OF BEGINNING OF SAID TRACT; THENCE AT AN ANGLE TO THE LEFT OF 11 DEGREES 09' AND ALONG SAID RIGHT OF WAY A DISTANCE OF 150.0 FEET; THENCE AT AN ANGLE OF 90 DEGREES 00' TO THE RIGHT A DISTANCE OF 208.7 FEET; THENCE AT AN ANGLE OF 90 DEGREES 00' TO THE RIGHT A DISTANCE OF 150.0 FEET; THENCE AT AN ANGLE TO THE RIGHT OF 90 DEGREES 00' A DISTANCE OF 208.7 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 101, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 135, PAGE 386, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

\$64,488.00 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, BILLY SCURLOCK, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of March, 2002.

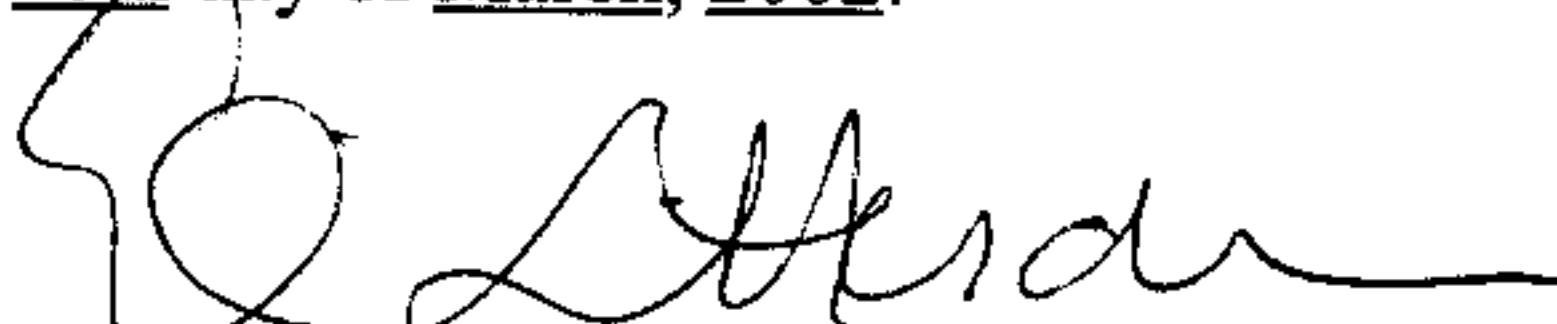

BILLY SCURLOCK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BILLY SCURLOCK, 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 20th day of March, 2002.


Notary Public

My commission expires: 10-2-05

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