

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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SEND TAX NOTICE TO:

MARSELLA S. POWELL
301 HIDDEN CREEK TRAIL
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTEEN THOUSAND and 00/100 (\$115,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEPHEN D. RYLEE and REBECCA L. RYLEE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARSELLA S. POWELL, A MARRIED PERSON AND ASHLEA PHIPPS, AN UNMARRIED PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 217, ACCORDING TO THE SURVEY OF PHASE TWO HIDDEN CREEK III AS RECORDED IN MAP BOOK 26, PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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. 15-FOOT MINIMUM BUILDING SETBACK LINE FROM HIDDEN CREEK TRAIL; 10-FOOT BUILDING SETBACK LINE FROM HIDDEN CREEK PARKWAY AND 10-FOOT CENTERLINE EASEMENT THE EAST PROPERTY LINE AS SHOWN ON SURVEY PREPARED BY LAURENCE D. WEYGAND, REG. P. E. & L. S. #10373; SURVEY DATED JUNE 12, 2002; SURVEY ORDER NO. 74011.
3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS (PROVISIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, OR NATIONAL ORIGIN ARE OMITTED) PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT #1998-03074, AMENDED IN INSTRUMENT #1998-03075, INSTRUMENT #1998-03077, AMENDED IN INSTRUMENT #1998-23229 AND INSTRUMENT #1999-1568.
4. EASEMENT TO PLANTATION PIPE LINE AS RECORDED IN DEED BOOK 306, PAGE 416; DEED BOOK 252, PAGE 603 AND DEED BOOK 229, PAGE 335.
5. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 127, PAGE 375.

6. RIGHT OF WAY EASEMENT AND AGREEMENT WITH LEVEL 3 CORP. AS
RECORDED IN INSTRUMENT #2000-3182 AND INSTRUMENT #2000-5902.

SUBJECT PROPERTY WILL NOT CONSTITUTE THE HOMESTEAD OF MARSELLA S.
POWELL NOR HER RESPECTIVE SPOUSE.

\$109,250.00 of the consideration herein was derived from a mortgage 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 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, STEPHEN D. RYLEE and REBECCA
L. RYLEE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this
the 23rd day of May, 2002.


STEPHEN D. RYLEE

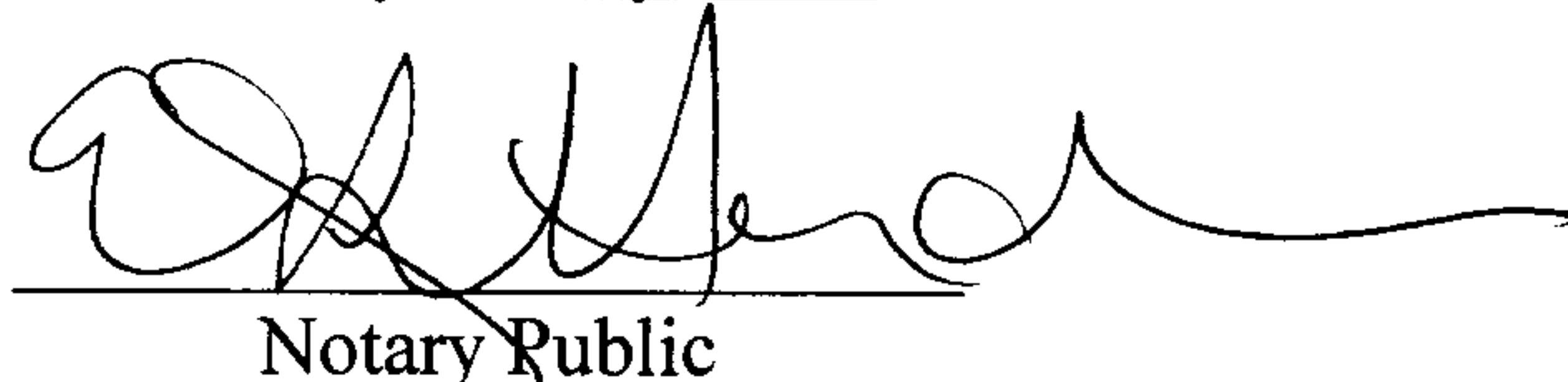

REBECCA L. RYLEE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that
STEPHEN D. RYLEE and REBECCA L. RYLEE, HUSBAND AND WIFE, 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 23rd day of May, 2002.


Notary Public

My commission expires: 10-2-05