

This Instrument Prepared By:

Scott J. Humphrey, L.L.C.
3829 Lorna Road, Suite 312
Hoover, Alabama 35244

Send Tax Notice To:

Edmond V. Watters

2170 HIGHLAND AVE., STE 100
BIRMINGHAM, AL 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

PREPARED WITHOUT BENEFIT OF SURVEY

SPECIAL STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty Five Thousand and No/100 Dollars (\$335,000.00), and other good and valuable considerations, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

COLONIAL BANK

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

EDMOND V. WATTERS

(herein referred to as "Grantee"), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

LOT 39, ACCORDING TO THE SURVEY OF GREYSTONE 7TH SECTOR PHASE IV, AS RECORDED IN MAP BOOK 21, PAGE 38 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 2002 and subsequent years.
2. 10-foot easement on East side of lot as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. No 1996-19860 and Inst. No. 1997-37165.
4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1997-15378.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, if any, of all parties lawfully entitled thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

IN WITNESS WHEREOF, the said Grantor, by Vernon F. McDaniell, Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of September, 2002.

Signed, acknowledged and delivered in the presence of:

COLONIAL BANK

Susie Houser
Witness Susie Houser

Vernon F. McDaniell
Vernon F. McDaniell, Vice President

Becky Shrimpton
Witness Becky Shrimpton

Print names below signatures

State of Florida)
) ss
County of Duval)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Vernon F. McDaniell, Vice President of Colonial Bank, whose name is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal, this the 17th day of September, 2002.

Rachel A. Bond
Notary Public
My commission expires:



Rachel A. Bond
MY COMMISSION # CC832695 EXPIRES
August 25, 2003
BONDED THRU TROY FAIN INSURANCE, INC