

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$ 148,900.00 to the undersigned Grantor(s), J. Mark Magee and Maxine R. Magee, Husband and Wife, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Byron M. Lane and Tamera B. Payant (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Schedule A - Legal Description

Described property to become the homestead of Grantees.

Address of Property: 1816 Chandcroft Road
Pelham, AL 35124

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 119,120.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

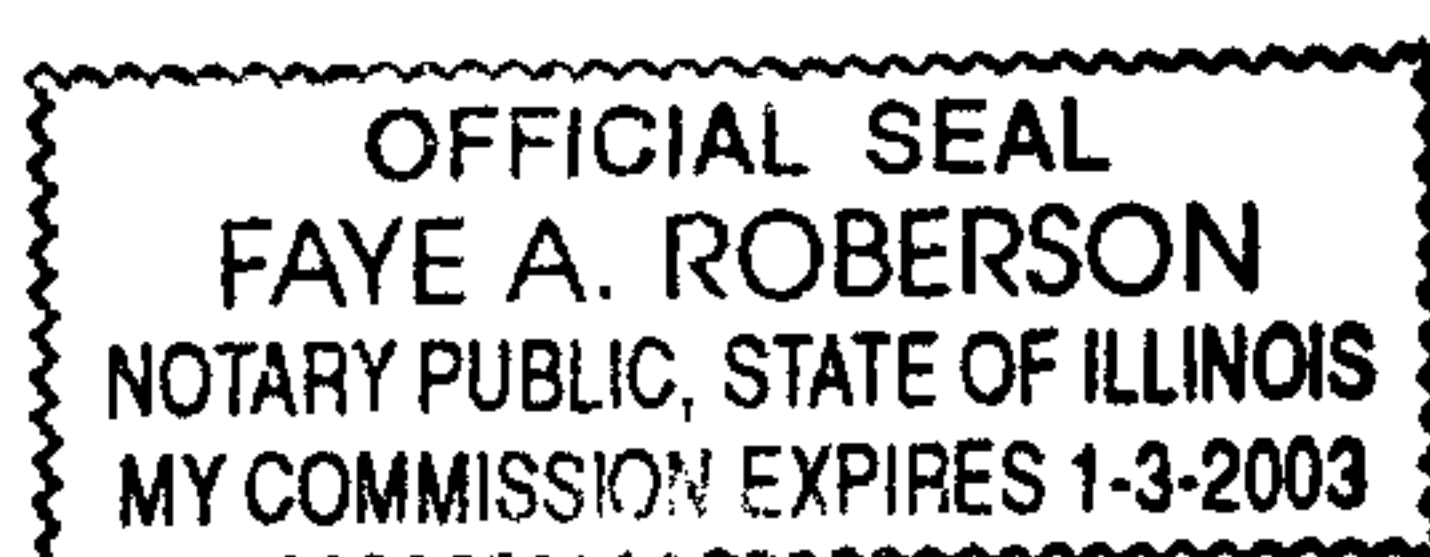
IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this 13 day of November, 20 02.

By: J Mark Magee Maxine R. Magee
Grantor Grantor

STATE OF ILL
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Mark Magee and Maxine R. Magee, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of November, 20 02.



Faye A. Roberson
Notary Public
Commission Expires: 1-3-2003

This Instrument Prepared By:
Kevin Hays and Associates, PC
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Byron M. Lane
1816 Chandcroft Road
Pelham, AL 35124

SCHEDULE A - LEGAL DESCRIPTION

Lot 11, according to the survey of Chandalar South, First Sector, as recorded in Map Book 5, page 106, in the Office of the Judge of Probate in Shelby County, Alabama, also that part of Lot 10, more particularly described as follows: Begin at the Southeast corner of said Lot 10; thence in a Northerly direction along the East line of said Lot 10 a distance of 78.28 feet; thence 161 deg 20 min. left in a Southwesterly direction a distance of 70.94 feet to a point on the Northeasterly right of way line of Chandcroft Drive; thence 90 deg. left in a Southeasterly direction along said right of way a distance of 25 11 feet to the point of beginning, being situated in Shelby County, Alabama.

Less and except that part of Lot 11 of said subdivision, more particularly described as follows: Begin at the Northwest corner of said Lot 11 of said subdivision; thence in a Southerly direction along the West line of said Lot 11 a distance of 76.72 feet; thence 161 deg. 20 min. left in a Northeasterly direction a distance of 66.26 feet; thence 75 deg. 20 min. left in a Northwesterly direction a distance of 25.38 feet to the point of beginning.

All being situated in Shelby County, Alabama.