

WARRANTY DEED

THE STATE OF Alabama }
COUNTY OF Jefferson } (\$210,000.00)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and No/100 (\$100.00) DOLLARS and other valuable considerations to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, William R. Sherman, Sr. and Patricia M. Sherman, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto
Theodore W. Watson

(herein referred to as GRANTEE), his heirs and assigns,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 15, according to the Survey of Brook Chase Estates, Phase I, as recorded in Map Book 21, page 49, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

This conveyance is made subject to any and all easements, restrictions and rights-of-way which appear of record and affect the above-described property.

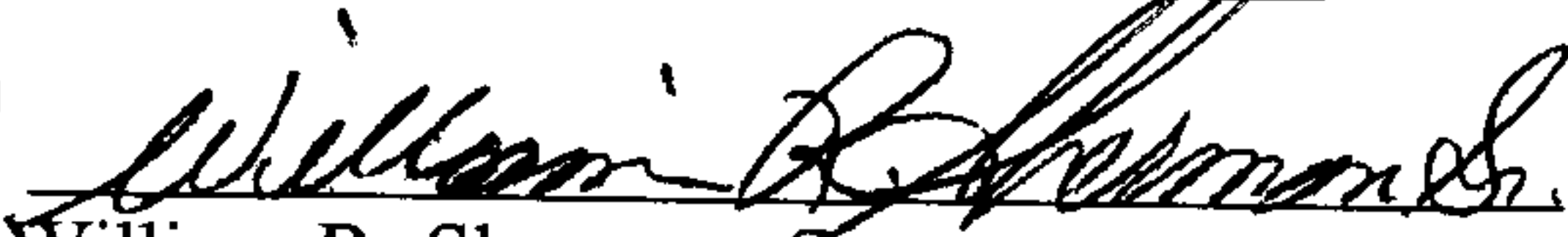
For ad valorem tax appraisal purposes only, the address of the property is 169 Branch Drive, Chelsea, AL 35043, which is the address of the Grantees.


TO HAVE AND HOLD the tract or parcel of land above described, together with improvements and appurtenances thereunto pertaining, unto the said GRANTEE, his heirs and assigns, forever.

\$ 189,000.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.

AND GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that GRANTOR is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, his heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, his heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 11th day of JANUARY, 2002


 (Seal)
William R. Sherman, Sr.

 (Seal)
Patricia M. Sherman

THE STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William R. Sherman, Sr. Married to Patricia M. Sherman (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.


GIVEN under my hand and seal this the 11th day of JANUARY, 2002.

 Synda J. Freeman (Seal)
Notary Public

THE STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Patricia M. Sherman Married to William R. Sherman (fill in marital status) whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11th day of JANUARY, 2002.

 Synda J. Freeman (Seal)
Notary Public

This document prepared by: Sandy Bixby, Account Specialist, 10125 Crosstown Circle, Suite 380, Eden Prairie, MN 55344