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WARRANTY DEED

20021209000612940 Pg 1/1 13.50
Shelby Cnty Judge of Probate, AL
12/09/2002 09:55:00 FILED/CERTIFIED

THE STATE OF ALABAMA, }
SHELBY COUNTY. }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FOURTY-EIGHT THOUSAND THREE HUNDRED AND NO/100THS DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Leon Scott Chavers and Linda Paige Chavers, husband and wife (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto JEFFERY W. DOWNS AND KRISTY S. DOWNS, HUSBAND AND WIFE, (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

LOT 95, ACCORDING TO THE SURVEY OF SUMMER BROOK, PHASE THREE, AS RECORDED IN MAP BOOK 20 PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA: BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), THEIR heirs and assigns FOREVER. And GRANTOR(S) do THEIR covenant with the said GRANTEE(S), THEIR heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they ha VE a good right to sell and convey the same to the said GRANTEE(S), THEIR heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), THEIR heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF they have hereunto set their hand S and seal S, this 26TH day of NOVEMBER, 2002

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WITNESS: see attached
Leon Scott Chavers (L. S.)
Linda Paige Chavers (L. S.)

THE STATE OF ALABAMA, }
SHELBY COUNTY. }

I, the undersigned, a Notary Public in and for said State hereby certify that Leon Scott Chavers and Linda Paige Chavers, husband and wife whose name S are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 26TH day of NOVEMBER, 2002, see attached
Notary Public.