

WARRANTY DEED

20021219000635790 Pg 1/3 27.00
Shelby Cnty Judge of Probate, AL
12/19/2002 13:25:00 FILED/CERTIFIED

THE STATE OF Alabama }
COUNTY OF Jefferson }

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 GRANTEEES herein, the receipt of which is hereby acknowledged, David F. Dwiggins and Wynne W. Dwiggins, husband and wife, (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto

National Residential Nominee Services Inc., a Delaware Corporation,

(herein referred to as GRANTEE), it's heirs and assigns,

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

See Attached Exhibit "A"

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 117 Grande Vista Way, 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, it's heirs and assigns, forever.

Subject to current taxes, easements and restrictions of record.

AND GRANTOR does covenant with the said GRANTEE, it's 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, it's heirs and assigns, and that GRANTOR will warrant and defend the premises to the said GRANTEE, it's 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 3rd day of October, 2002.

David F. Dwiggins (Seal)
David F. Dwiggins

Wynne W. Dwiggins (Seal)
Wynne W. Dwiggins

THE STATE OF Ohio
COUNTY OF Montgomery }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David F. Dwiggin, husband, 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3 day of OCTOBER, 2002.

Chelsea C. Crisp (Seal)
Notary Public

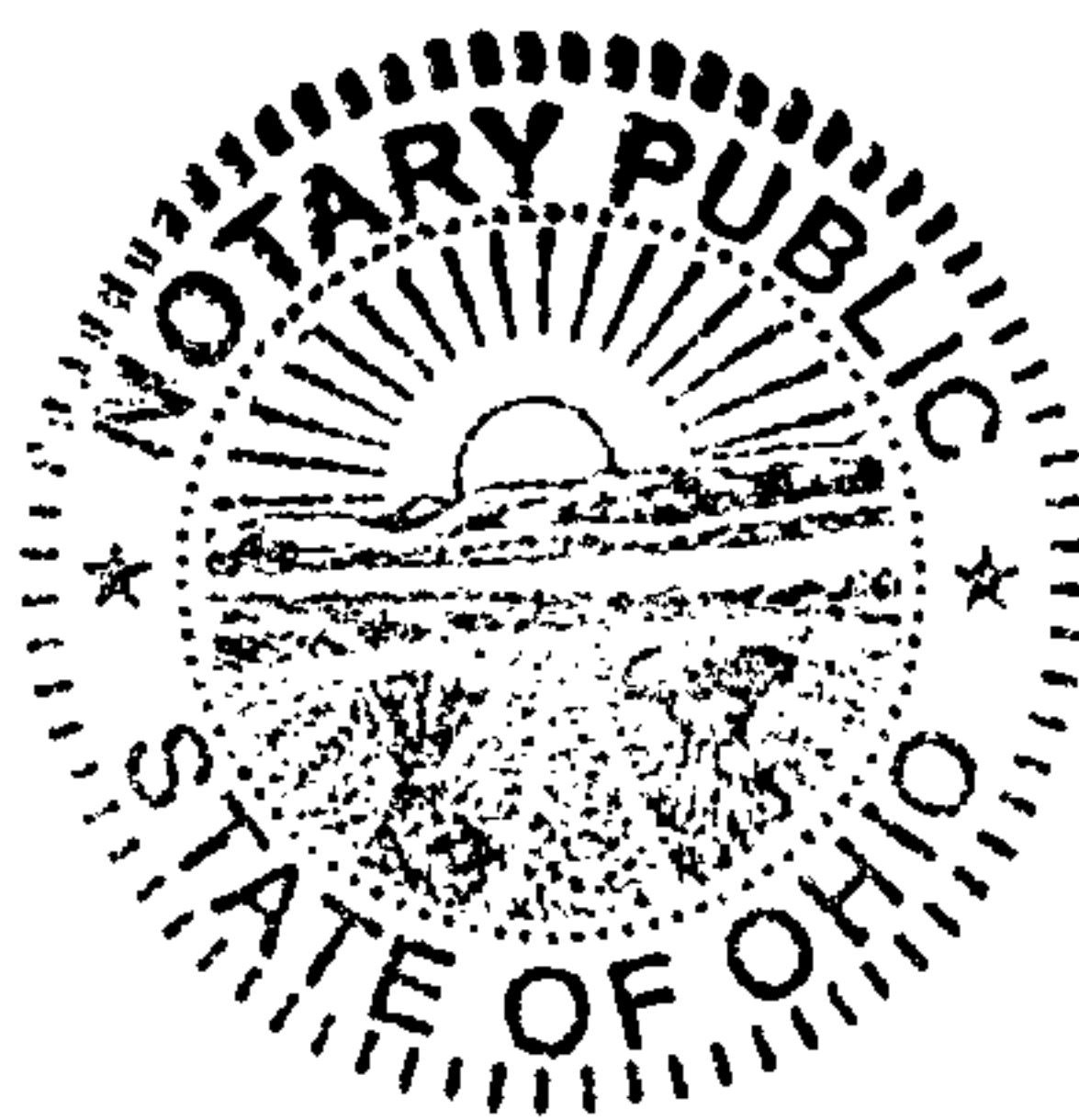
THE STATE OF Ohio
COUNTY OF Montgomery }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wynne W. Dwiggin, wife, 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, _____ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 3 day of OCTOBER, 2002.

Chelsea C. Crisp (Seal)
Notary Public

This document prepared by: Sue Buescher, Title Specialist, 901 N. 10th Street, First Floor, St. Louis, MO 63101



CHELSEA C. CRISP
Notary Public, State of Ohio
My Comm. Expires Aug 13, 2006

FRS File No.: 303328

Customer File No.: 1032836 David F. Diggins

EXHIBIT A

Lot 10, according to the Survey of High Chaparral Section 3 First Addition, as recorded in Map Book 25, Page 86, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.