

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

William Chad Watts

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY ONE THOUSAND NINE HUNDRED SEVENTY FOUR DOLLARS and 07/100 (\$31,974.07) to the undersigned grantor, SHANE D. SCHROEDER, A MARRIED PERSON, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto WILLIAM CHAD WATTS, AN UNMARRIED PERSON (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7 ACCORDING TO THE FINAL PLAT OF FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

****Said property does not constitute the homestead of the grantor or his spouse****

SUBJECT TO:


1. TAXES FOR THE YEAR 2002 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
1. 30 FOOT BUILDING LINE ON FRONT 35 FOOT BUILDING LINE ON FRONT AND REAR AND 10 FOOT BUILDING LINE ON SIDES AS SHOWN ON THE RESTRICTIONS RECORDED IN INSTRUMENT 2003020400064510 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
2. RIGHT OF WAY TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 326, PAGE 577 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 211, PAGE 611 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT AS SET OUT IN THAT CERTAIN DEED RECORDED IN DEED BOOK 324, PAGE 506 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 2003020400064610 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said

premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, SHANE D. SCHROEDER, has hereunto set his signature and seal, this the 21st day of March, 2003.

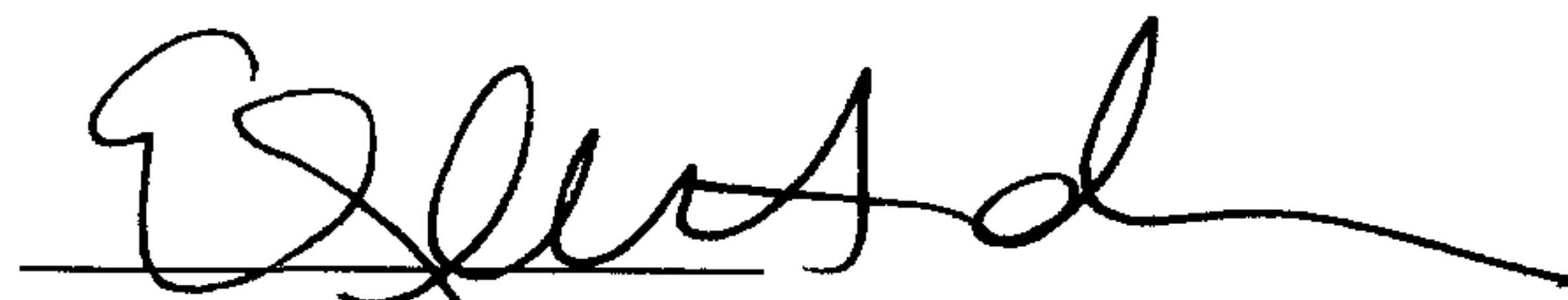

Shane D. Schroeder

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Shane D. Schroeder, 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.

Given under my hand this the 21st day of March, 2003.


Notary Public

My commission expires: 10-2-05